

**27 Milbury  
Earls Barton  
NORTHAMPTON  
NN6 0PZ**

**£375,000**



- **SEMI-DETACHED FAMILY HOME**
- **THREE SEPARATE RECEPTIONS**
- **QUIET VILLAGE LOCATION**
- **GARAGE AND OFF ROAD PARKING**

- **FOUR BEDROOMS**
- **UPVC WINDOWS AND DOORS**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING TBA**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Perfectly positioned in a quiet cul-de-sac this well proportioned property offers versatile family friendly living space and flexibility in a popular village setting. The property benefits from uPVC windows and doors throughout and is ideally located within walking distance to the impressive local amenities that Earls Barton has to offer. Please act quickly should you wish to view, with the property comprising in brief; entrance hall, lounge with bay, dining room, study, kitchen and downstairs cloakroom. The first floor offers four bedrooms and a family bathroom. Externally the property provides low maintenance front and rear gardens, a garage and own driveway.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door with obscure inset windows and obscure wing windows to side, tiled flooring, storage cupboard, dog leg stairs to first floor landing.

### **Lounge**

18'6" into bay x 10'11" (5.64 into bay x 3.33)

UPVC double glazed bay window to front aspect, wooden double doors to dining room.

### **Dining Room**

9'10" x 8'7" (3.02 x 2.64)

UPVC double glazed window rear aspect, storage cupboard, door to kitchen.

### **Study**

7'10" x 7'1" (2.41 x 2.16)

UPVC double glazed window to side aspect.

### **Kitchen**

9'11" x 9'8" (3.03 x 2.97)

UPVC double glazed window to rear aspect, UPVC double glazed door to lobby, wooden wall and base mounted units and drawers, integrated double oven with induction hob and extractor hood over, tiled splash backs, tiled flooring, stainless steel sink with drainer and mixer tap over, space for washing machine, space for dish-washer.

### **Inner Lobby**

4'6" x 3'6" (1.39 x 1.09)

UPVC obscure door to rear garden with obscure wing windows, door to garage.

### **Downstairs Cloakroom**

Obscure window to rear lobby, pedestal wash hand basin with storage under, low level W/C, tiled flooring, tiled splash backs, chrome wall mounted heated towel rail.

## **First Floor**

### **First Floor Landing**

UPVC obscure double glazed window to side aspect, loft hatch entrance, storage cupboard, doors to;

### **Bedroom One**

13'10" x 8'10" (4.24 x 2.70)

UPVC double glazed window to front aspect, storage cupboard.

### **Bedroom Two**

10'10" x 8'10" (3.31 x 2.70)

UPVC double glazed window to rear aspect, storage cupboard.

### **Bedroom Three**

9'3" x 7'11" (2.82 x 2.42)

UPVC double glazed window to front aspect.

### **Bedroom Four**

9'3" x 7'11" max (2.83 x 2.43 max)

UPVC double glazed window to rear aspect.

### **Family Bathroom**

6'5" x 6'2" (1.96 x 1.88)

UPVC obscure double glazed window to side aspect, panel bath with shower attachment over, pedestal wash hand basin with shower attachment over, tiled splash backs.

### **Externally**

#### **Front Garden**

Storm porch, laid to lawn, established plants and shrubs, gated side access to rear garden.

#### **Rear Garden**

Laid to lawn, two patio areas, wooden railway sleepers with raised borders, decorative stones, established plants, shrubs, bushes and trees, outside tap, wooden gate to front access, fully surrounded by wooden panel fencing.

### **Garage**

16'4" x 7'8" (4.98 x 2.35)

UPVC double glazed window to rear aspect, up and over door, power and light connected.

### **Agents Notes**

#### **Local Area Information**

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apotho Coffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an

effortless blend between old English charm and modern amenities which makes living here a real joy.

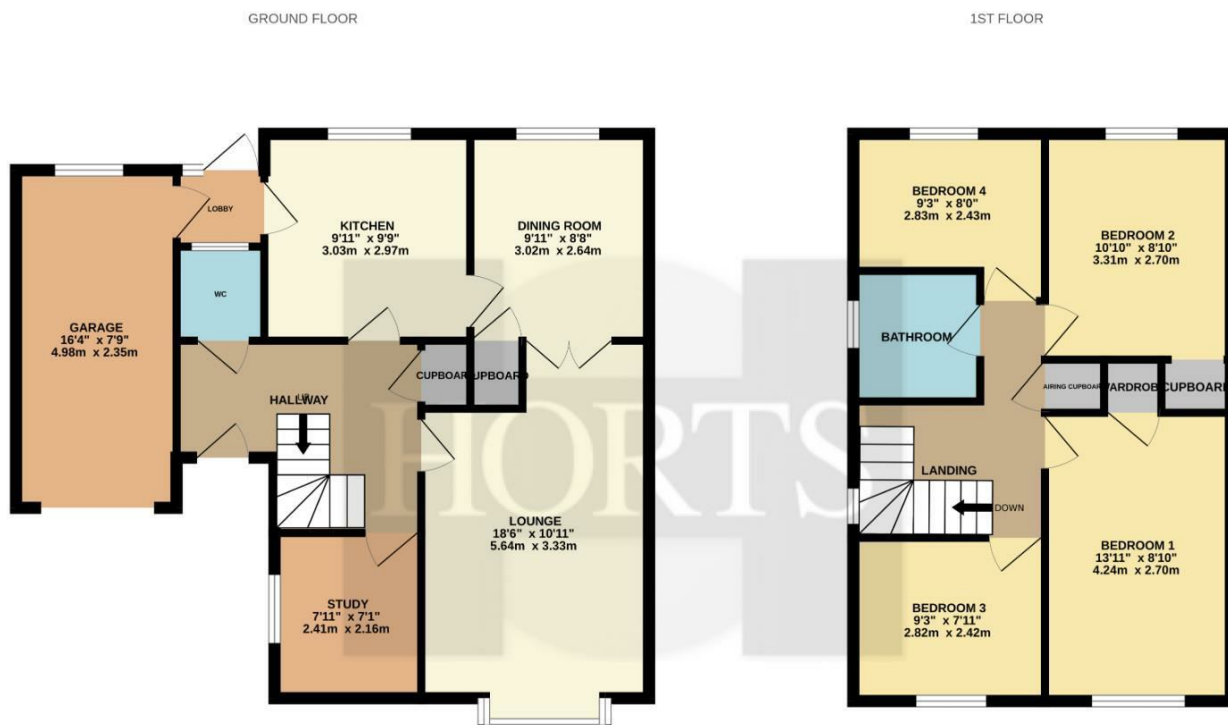












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.