

**128 Dowthorpe Hill
Earls Barton
NORTHAMPTON
NN6 0PX**

Guide Price £297,500



- SEMI DETACHED
- SPACIOUS LOUNGE/DINER
- VILLAGE LOCATION
- CLOSE TO AMENITIES
- OFF ROAD PARKING

- THREE BEDROOMS
- REFITTED BATHROOM
- SOUTH EASTERLY REAR GARDEN
- SINGLE GARAGE
- ENERGY EFFICIENCY RATING : C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented three-bedroom semi-detached home situated in the popular village of Earls Barton. Featuring a spacious lounge, a stylish recently refitted bathroom, garage, and off-road parking for two vehicles. Ideally located within walking distance of local amenities, schools, and village facilities. This is a fantastic opportunity for families, first-time buyers, or anyone looking to enjoy village living. Early viewing is highly recommended.

Ground Floor

Entrance Hall

Enter via the storm porch through a composite double glazed front door with a double glazed obscure UPVC wing window, stairs to first floor landing, under stairs storage cupboard, Oak flooring. Opening to;

Lounge/Diner

23'8" x 10'6" (7.22 x 3.22)

UPVC double glazed window to the front aspect with UPVC double glazed patio doors leading to the rear garden, laminate flooring.

Kitchen

11'5" x 8'3" (3.50 x 2.53)

UPVC double glazed window to side aspect, UPVC double glazed door leading to rear garden, modern wall and base mounted units with drawers, integrated electric oven and gas hob, stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, space for dish-washer, space for fridge/freezer, fully tiled flooring.

First Floor

First Floor Landing

UPVC double glazed window to the side aspect, loft access leading to a boarded loft with ladder, airing cupboard.

Bedroom One

11'10" x 10'5" (3.61 x 3.18)

UPVC double glazed window to the front aspect.

Bedroom Two

10'4" 8'10" (3.16 2.70)

UPVC double glazed window to the rear aspect, triple fitted wardrobes, views to rear.

Bedroom Three

8'7" x 6'11" (2.62 x 2.12)

UPVC double glazed window to the front aspect, built-in storage cupboard.

Bathroom

6'8" x 5'4" (2.04 x 1.65)

UPVC double glazed obscure window to the rear aspect., white suite comprising kidney shaped bath with shower over, floating sink with vanity under, low level W/C, fully tiled splash backs, tiled flooring, ceiling spotlights, electric shaver point, graphite heated towel rail.

Externally

Front Garden

Mainly laid to lawn, established laurel hedge, established plants and shrubs, path to front door and path to side gate leading to the rear garden.

Rear Garden

South easterly aspect, laid to lawn, established plants, shrubs, bushes and trees, patio area, wooden storage shed, fully surrounded by wooden panel fencing and brick wall.

Single Garage

Up and over door, power and light connected, off road parking on driveway.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.

A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Local Area Information Earls Barton

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 Apothocoffee Shop on the Square – a family business since 1870.

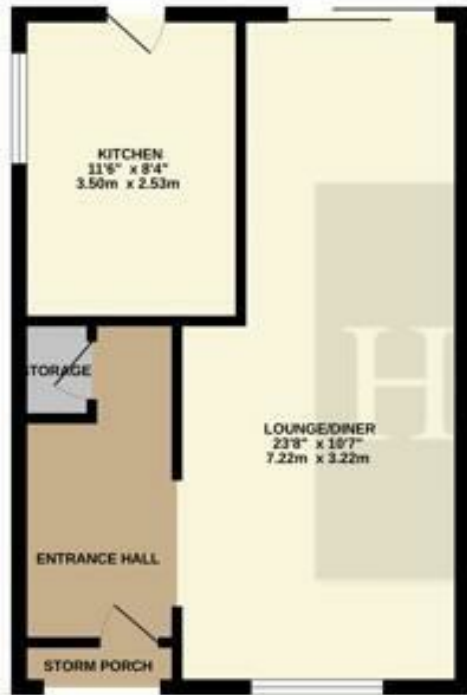
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.

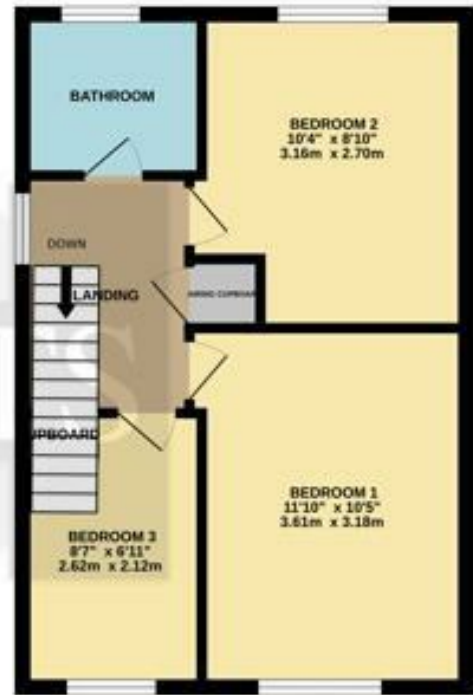




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

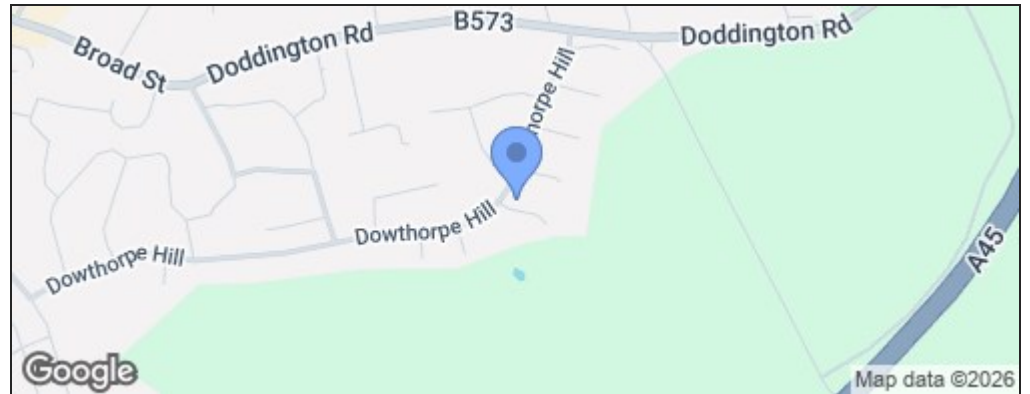


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprints 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) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.