

**31 King Street  
Earls Barton  
NORTHAMPTON  
NN6 0LQ**

**Guide Price £265,000**



- **REFITTED MID TERRACE**
- **REFITTED KITCHEN/DINER**
- **NEW CARPETS AND REDECORATED THROUGHOUT**
- **OFF ROAD PARKING**
- **BEAUTIFULLY PRESENTED**
- **THREE BEDROOMS**
- **REFITTED BATHROOM**
- **QUIET VILLAGE LOCATION**
- **SOUTHERLY REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Just move in and unpack! Situated along King Street in Earls Barton, Northampton, this beautifully presented mid terrace property offers the perfect blend of traditional and modern contemporary. It has been refitted, redecorated, re-carpeted and beautifully presented by the current owner. The perfect turn key home for any potential first time buyer, second stepper or buy to let landlord. The property features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The separate reception room provides a welcoming area for quiet relaxation.

The heart of the home is undoubtedly the refitted open plan kitchen and dining area, which has been designed to cater to modern living. This space is perfect for entertaining guests or enjoying family meals. The refitted bathroom adds a touch of luxury, ensuring comfort and convenience for all residents.

Having been recently redecorated and re-carpeted, the property exudes a fresh and inviting atmosphere, ready for you to move in and make it your own. The southerly rear garden is a delightful feature, offering a sunny retreat for outdoor activities or simply enjoying the fresh air.

Additionally, the property benefits from off-road parking for one vehicle, providing ease and security for your transportation needs. This older property, with its external character and charm, blended with an internal modern twist, presents a wonderful opportunity to invest in a desirable location.

### **Entrance Porch**

Tiled flooring, exterior lighting.

### **Entrance Hall**

Enter via composite door with obscure inset windows and topper, wooden laminate flooring, ceiling spot lights, ceiling smoke alarm, stairs to first floor landing.

### **Lounge**

10'9" x 9'9" (3.28 x 2.98)

Enter via wooden glazed double doors. UPVC double glazed window to front aspect with privacy shutters, ceiling spot lights, wooden laminate flooring.

### **Kitchen/Diner**

21'11" x 13'10" max (6.69 x 4.22 max)

Enter via solid wooden door. Open Plan. UPVC double glazed french doors to rear garden, UPVC double glazed window to rear aspect, modern wall and base mounted units with drawers incorporating soft touch closure, integrated dish-washer, integrated oven with gas hob and extractor hood over, roll top work surfaces, panel board splash backs, ceiling spot lights, wooden laminate flooring, two Tv points, wooden glazed double doors to lounge.

### **Downstairs Cloakroom**

Enter via solid wooden doors, pedestal wash hand basin with close coupled low level W/C, wooden laminate flooring, ceiling spot light, extractor fan.

### **First Floor**

#### **First Floor Landing**

Loft hatch entrance, ceiling spot lights, ceiling smoke alarm, storage recess, doors to;

### **Bedroom One**

14'1" x 9'11" (4.31 x 3.03)

UPVC double glazed front window with privacy shutters to front aspect.

### **Bedroom Two**

13'6" x 8'4" max (4.13 x 2.55 max)

UPVC double glazed window with privacy shutters to rear aspect.

### **Bedroom Three**

10'0" x 6'5" (3.07 x 1.98)

UPVC double glazed window to rear aspect.

### **Family Bathroom**

8'7" x 8'1" (2.63 x 2.47)

White suite comprising of panel bath, quadrant shower cubicle with Amazon rainfall shower head and hand held shower attachment over, pedestal wash hand basin with close coupled WC, tiled flooring, half tiled splash backs, ceiling spot lights, chrome wall mounted heated towel rail, extractor fan.

### **Externally**

#### **Front Garden**

Low maintenance, dwarf brick wall, cast iron gate.

#### **Rear Garden**

Southerly aspect. Low maintenance, spacious patio area, outside tap, wooden gate leading to off road parking, fully surround by brick wall and wooden panel fencing.

#### **Off Road Parking**

Space for one vehicle.

### **Agents Notes**

Local Authority: North Northamptonshire

Council tax Band: B

### **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.

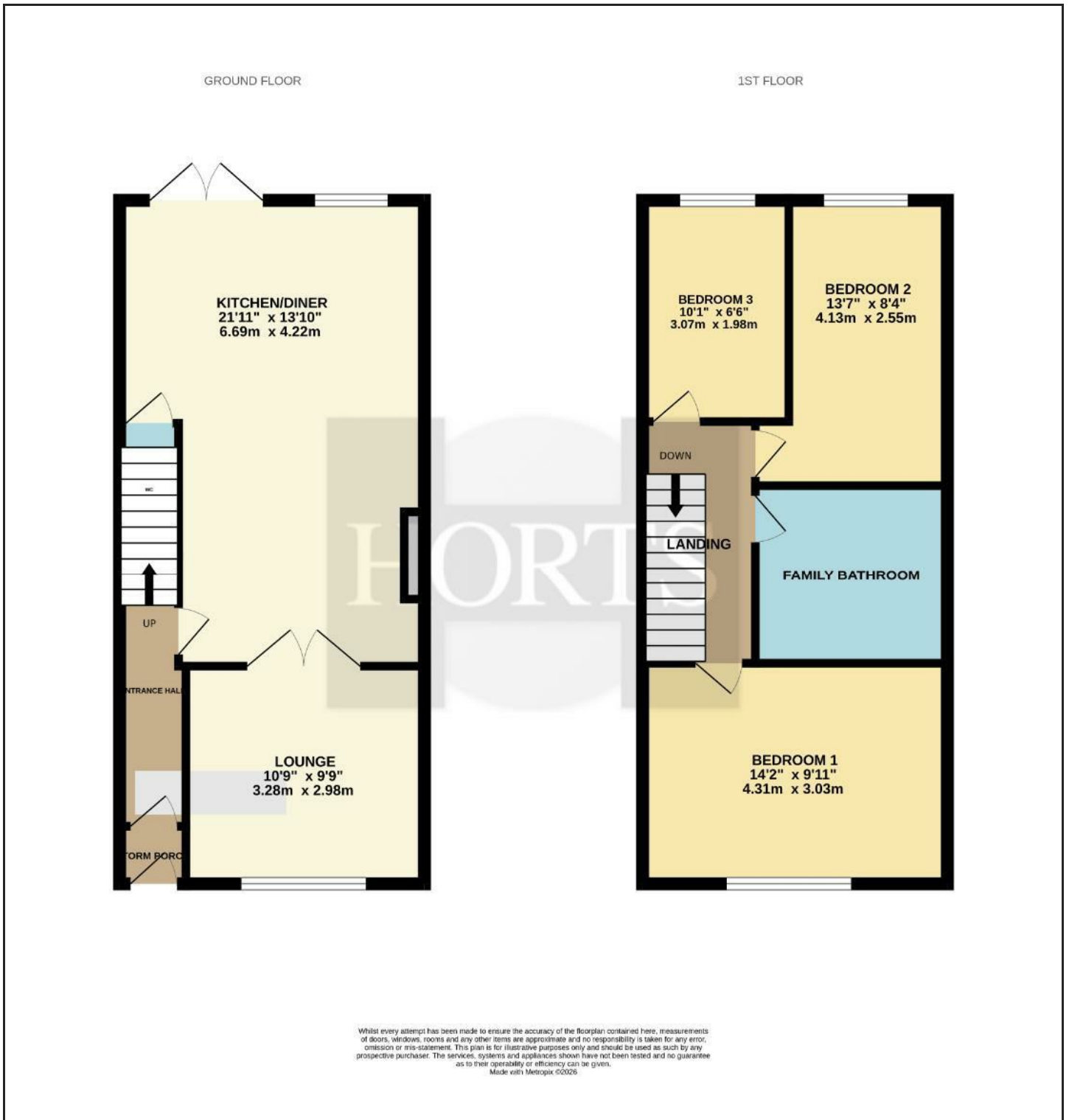
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apotho coffee Shop on the Square – a family business since 1870.

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.

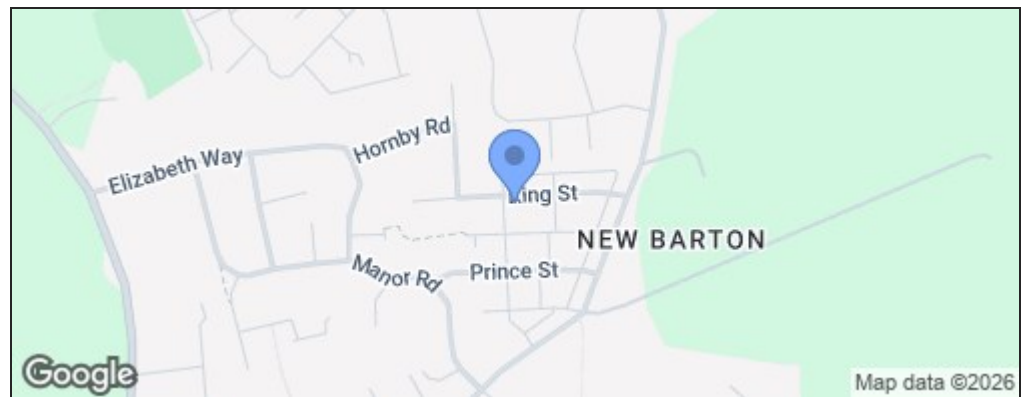
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.







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>		76	85
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.