

**19 Victoria Street
Earls Barton
NORTHAMPTON
NN6 0LJ**

Guide Price £245,000



- **VICTORIAN END OF TERRACE**
- **SEPARATE RECEPTION ROOMS**
- **SOUTHERLY REAR GARDEN**
- **CLOSE TO VILLAGE AMENITIES**

- **TWO DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **CELLAR**
- **ENERGY EFFICIENCY RATING TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated on the charming Victoria Street in Earls Barton, this delightful Victorian end-of-terrace house offers a perfect blend of character and modern living. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable home with room to grow.

As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The property boasts a well-appointed bathroom, ensuring convenience for daily routines.

One of the standout features of this home is the southerly rear garden, which offers a lovely outdoor space to enjoy the sunshine. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this garden is a delightful retreat.

Situated close to village amenities, residents will appreciate the convenience of local shops, cafes, pubs and services just a short stroll away. Earls Barton is known for its community spirit and friendly atmosphere, making it a wonderful place to call home.

This Victorian end-of-terrace house is not just a property; it is a lifestyle choice, offering both comfort and charm in a sought-after location. Do not miss the opportunity to make this lovely house your new home.

Ground Floor

Entrance Hall

Enter via UPVC door with obscure windows and toppler, stairs to first floor landing.

Lounge

12'11" x 11'9" (3.96 x 3.59)

UPVC double glazed window to front aspect, open plan to dining room.

Dining Room

12'9" x 11'9" (3.91 x 3.59)

UPVC double glazed window to rear aspect.

Kitchen

18'1" x 6'8" (5.53 x 2.04)

Two UPVC double glazed window to side aspect, UPVC door to rear garden, wall and base mounted units with drawers, roll top work surfaces, integrated oven with gas hob and stainless steel extractor over, space/plumbing for washing machine, stainless sink with drainer and mixer tap over, tiled splash backs, wooden laminate flooring, door to cellar.

Cellar

16'5" x 10'3" (5.01 x 3.14)

Steps down to lined cellar.

First Floor

First Floor Landing

Loft hatch entrance, door to storage cupboard.

Bedroom One

16'5" x 11'1" (5.01 x 3.40)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect.

Bedroom Two

11'9" x 11'3" (3.60 x 3.43)

Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect.

Family Bathroom

8'5" x 6'9" (2.58 x 2.08)

Obscure window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin with storage under, low level W/C, tiled splash backs.

Front Garden

Enter via iron gate, fully surrounded by dwarf brick wall.

Rear Garden

Southerly aspect. blocked paved patio area, decorative stones, gated side access, outside tap, storage shed, fully surrounded by brick wall.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band B

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.

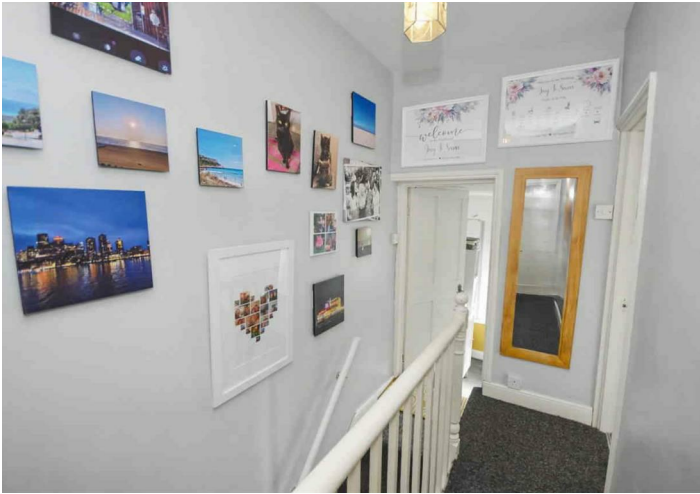
At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned 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.

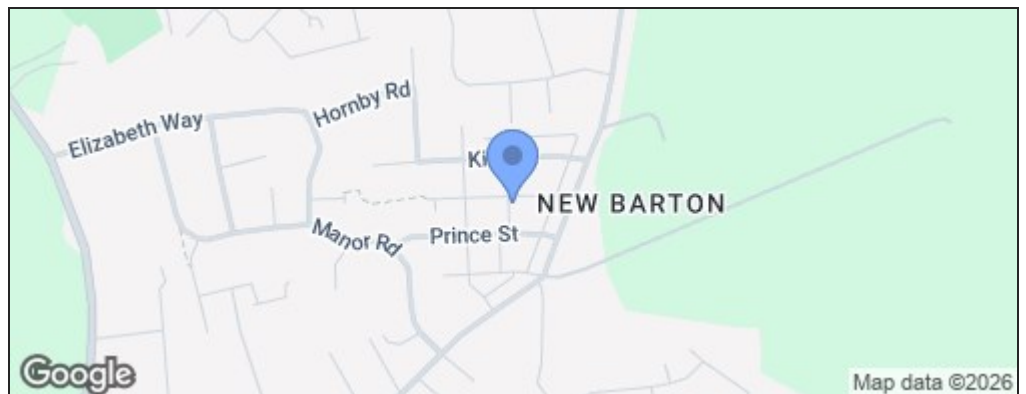






While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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) A		
(81-91) B		
(69-80) C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.