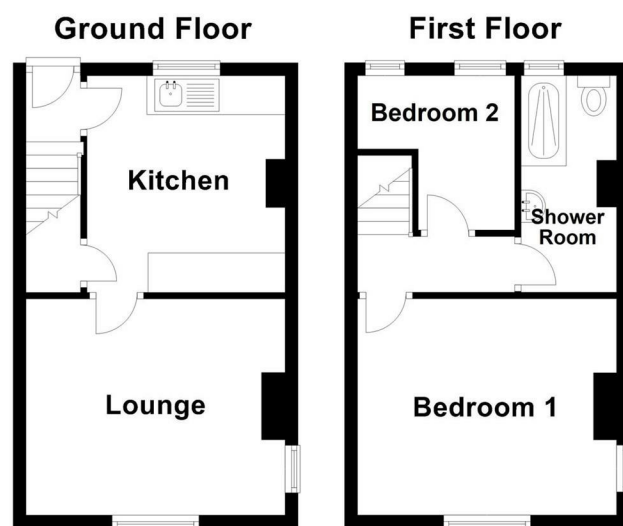




43 Station Road, Earls Barton, Northampton, NN6 0NT



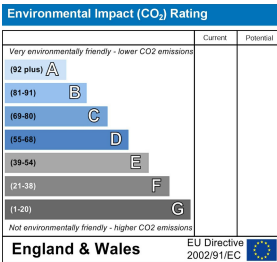
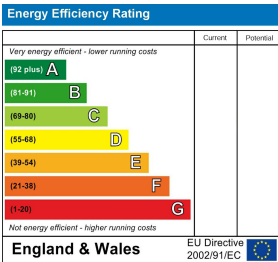
Not to scale. For illustrative purposes only



Asking Price £197,500 Freehold

This very attractive semi detached period stone and brick cottage offers two bedroomed accommodation with a refitted shower room, living room and kitchen and is located close to the vibrant heart of the village of Earls Barton midway between Northampton and Wellingborough. The cottage has the benefit of replacement PVCU double glazing and a new heating system installed in March 2025. There is a courtyard garden to the rear and the property would make an ideal first purchase or residential investment with no upward chain.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Located at the rear of the property and approached through the courtyard garden the hall contains the stairs rising to the first floor and has a door leading to:-

#### KITCHEN

11'1 x 9'11

Fitted with floor mounted cabinets with laminated working surfaces incorporating a composite sink unit with mixer tap over and plumbing for automatic washing machine. There is a two place gas hob standing in a tiled recess, shelving under and there is a small breakfast bar. There is a window to the rear elevation and a under stairs storage cupboard with fitted shelving. A door leads to:-



#### LOUNGE

13'0 x 11'0

With a coved ceiling and Smeg wall mounted gas living flamed fire adjacent to which there is a corner unit TV shelf. There are windows to the front and side elevations.



### FIRST FLOOR

#### LANDING

8'1 x 2'9

Panelled doors give access to:-

#### BEDROOM ONE

13'3 x 11'0

With a three casement PVCU window to the front elevation and a further window to the side. This is a light and spacious double bedroom.



#### BEDROOM TWO

7'11 x 7'10 maximum

An L shaped room with a two casement window to the rear elevation and a roof void access hatch.



#### SHOWER ROOM

11'1 x 4'10

Having been refitted by the previous owner with a white suite of ceramic tiled shower with Mira rain shower and hand held shower head standing within a glazed suite, there is a pedestal wash basin and WC. There is a window to

the rear elevation, fitted shelving a Dimplex fan heater. Fitted wall mirror with interior lighting.



### OUTSIDE

There is a garden to the front bounded by dwarf stone wall and this includes an established mature Magnolia tree. A wrought iron pedestrian gates leads to the courtyard garden which is largely laid to rockery and there is a right of way in favour of the adjoining cottage to pass and repossess at the rear.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler replaced in 2025 also providing domestic hot water.

### COUNCIL TAX

North Northamptonshire Council - Band A

### LOCAL AMENITIES

Within the village there are a number of amenities including

the Church of England church with its famous Saxon Tower, three public houses and local shops including a Co-op supermarket, a Chemist, a Post Office, Hairdressers and Newsagents. Local schooling is available at Earls Barton Infants School and Earls Barton Junior School with Secondary Education is available in both Wellingborough, Wollaston and Northampton.

### HOW TO GET THERE

From Northampton proceed in an easterly direction along the A428 Bedford Road to the roundabout junction with the Nene Valley Way and join the A45 dual carriageway signposted towards Wellingborough. Continue along this road passing Little Billing and Ecton heading towards Wellingborough. On approaching the village of Earls Barton take the left hand turn where signposted and head up the hill on the Northampton Road taking the first turning on the right into West Street in Earls Barton. Continue as the road bears to the right passing All Saints Church which will be on the left hand side and on passing the Old Swan public house turn first right into Station Road where the property stands on the left hand side.

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For further information on viewing call 01604 230222