

**18 Townley Way
Earls Barton
NORTHAMPTON
NN6 0HR**

Guide Price £375,000



- SEMI DETACHED HOME
- SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- SHOW HOME CONDITION
- CLOSE TO AMENITIES

- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- TWO BATHROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING : B

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



PERSONAL • PROFESSIONAL • PROACTIVE

An exceptional extended three-bedroom semi-detached home, beautifully presented throughout and ideally located in the heart of the sought-after village of Earls Barton.

Offering spacious and versatile accommodation, this stunning property boasts separate reception rooms, perfect for modern and flexible family living, entertaining, or home working. Stylishly upgraded throughout, the home combines contemporary finishes with practical living spaces, including a superbly well-appointed kitchen, utility area, and two modern bathrooms.

Further benefits include solar panels for enhanced energy efficiency and off-road parking for up to three vehicles.

Set within a popular village location close to local amenities, schools, and transport links, this impressive home offers the perfect blend of space, style, and convenience. Early viewing is highly recommended.

Ground Floor

Entrance Porch

Enter via a composite door with obscure inset windows, UPVC double glazed window to the side aspect, wood effect flooring, ceiling spot lights, door to;

Entrance Hallway

Enter via solid wooden door with obscure inset window, under stairs storage cupboard, wood effect flooring, ceiling spot lights, stairs rising to the first floor landing, door to;

Living Room

12'4" x 10'9" (3.77 x 3.30)

Enter via solid wooden door with glazed inset window, UPVC double glazed window to front aspect, double sliding solid wooden doors to;

Kitchen/Breakfast Room

16'9" x 9'10" (5.11 x 3.01)

Enter via solid wooden door with glazed inset window, UPVC double glazed window to side, stunning fully fitted kitchen/breakfast room with a modern range of base and wall mounted units with drawers, high end matching work surfaces and complementary tiled splash backs, built in Neff double oven with Neff electric hob and stainless steel canopy extractor hood over, integrated fridge/freezer, slim line Neff dishwasher, breakfast bar with high end work surface and storage under, ceiling spot lights, wood effect flooring.

Utility Room

13'0" x 7'8" (3.98 x 2.36)

Enter via solid wooden door, UPVC French doors to rear garden, inset stainless steel sink unit with drainer and mixer tap over, a range of floor and wall mounted units with matching work surfaces and complementary tiled splash backs, space for washing machine, space for tumble dryer, wood effect flooring, ceiling spot lights, storage cupboard, solid wooden door to garage.

Garden Room

12'0" x 7'9" (3.68 x 2.38)

Bi-fold doors opening on to the rear garden and patio area, wood effect flooring, door to;

Downstairs Cloakroom

Obscure UPVC double glazed window to rear aspect, low level W/C, floating wash hand basin, tiled splash backs, ceiling spot lights, chrome wall mounted heated towel rail, wooden effect flooring, separated by solid wooden door.

Part Converted Garage

7'11" x 7'10" (2.42 x 2.40)

Part converted garage accessed via an internal door, power and light connected, wood effect flooring, electric roller shutter door.

First Floor

First Floor Landing

Glass balustrades and loft access with doors to;

Bedroom One

18'2" x 8'8" (5.56 x 2.66)

UPVC double glazed window to rear aspect, spacious bedroom with dressing area, solid wooden door to;

En-Suite Shower Room

7'9" x 3'10" (2.37 x 1.19)

Obscure UPVC window to rear aspect, modern three piece suite comprising a WC, floating wash basin housed in vanity unit with drawers, Amazon rainfall walk in double shower cubicle with extra hand held shower attachment, chrome wall mounted heated towel rail, tiled flooring, ceiling spot lights.

Bedroom Two

13'2" max x 9'2" (4.02 max x 2.80)

UPVC double glazed window to the front aspect, double fitted wardrobe.

Bedroom Three

9'10" x 7'10" (3.01 x 2.39)

UPVC double glazed window to the front aspect, fitted storage cupboards.

Family Bathroom

7'9" x 6'3" (2.38 x 1.93)

Dual aspect. Obscure UPVC double glazed windows to rear and side aspects, modern three piece suite comprising low level WC, wash basin housed in a vanity unit with drawers under, bath with Amazon rainfall shower over including extra hand held attachment, fully tiled splash backs, wood effect flooring, ceiling spot lights.

Externally

Front Garden

Mainly block paved allowing parking for several vehicles, bordered with mature bushes, shrubs, plants and tree, external lighting.

Rear Garden

Westerly aspect, low maintenance rear garden with two patio areas, garden shed, raised well stocked flower beds, decorative stones, sun awning, water butt, outside tap, external lighting, fully surrounded by wooden panel fencing.

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.

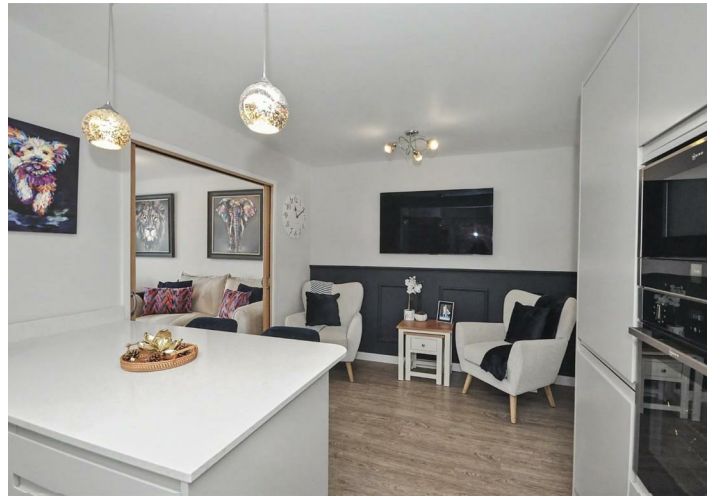
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.

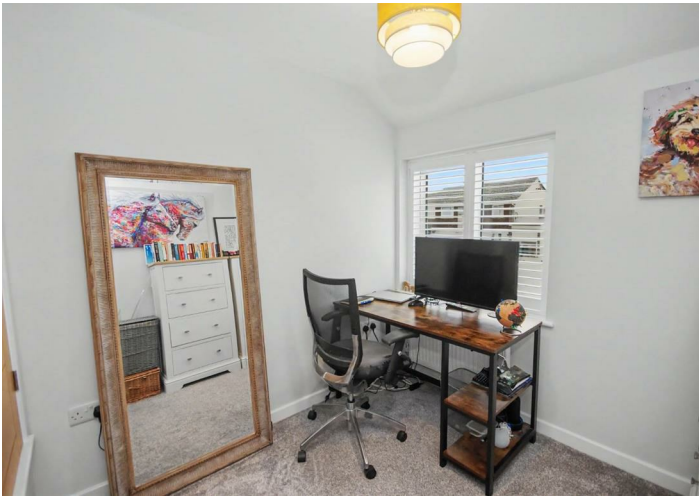
Agents Notes

Local Authority: North Northamptonshire Wellingborough Area

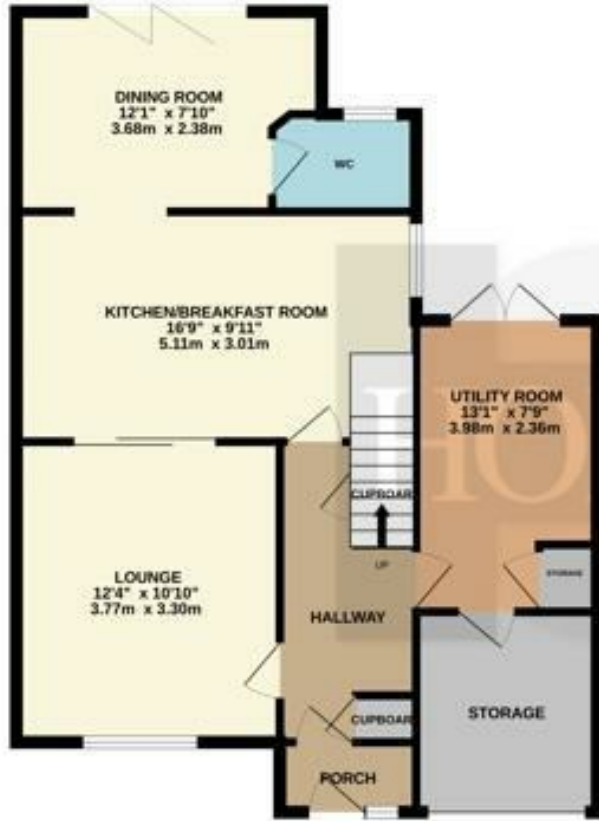
Council Tax Band: C







GROUND FLOOR
774 sq. ft. (71.9 sq. m.) approx.



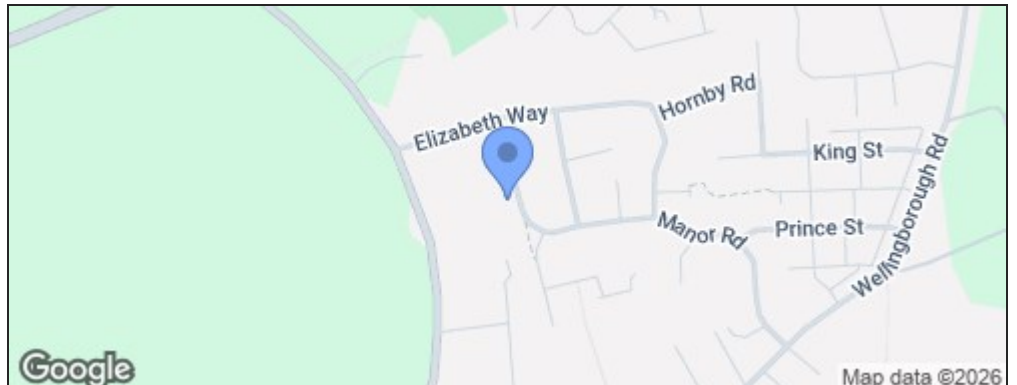
1ST FLOOR
553 sq. ft. (51.5 sq. m.) approx.



TOTAL FLOOR AREA - 1329 sq.ft. (123.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given 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	85	85
(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.