

**12 Park Street
Earls Barton
NORTHAMPTON
NN6 0EY**

£399,950



- **DETACHED HOME**
- **TWO RECEPTION ROOMS**
- **QUIET CUL-DE-SAC LOCATION**
- **NO ONWARD CHAIN**
- **UNIQUE OPPORTUNITY**

- **FOUR BEDROOMS**
- **FRONT, SIDE AND REAR GARDENS**
- **CLOSE TO VILLAGE CENTRE**
- **LARGER THAN AVERAGE SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING : D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a quiet cul de sac on Park Street, Earls Barton, this delightful detached house presents an excellent opportunity for families seeking a peaceful yet convenient lifestyle. With no onward chain, this property is ready for you to make it your own without the hassle of waiting.

The home boasts two spacious reception rooms, perfect for entertaining guests or enjoying family evenings. With four well-proportioned bedrooms, there is ample space for everyone, whether you require a guest room, a home office, or a playroom for the children.

Set back from the road, this property offers a sense of privacy and serenity, allowing you to unwind in your own sanctuary. The surrounding area is known for its friendly community and local amenities, making it an ideal location for families and professionals alike.

This charming house is not just a place to live; it is a place to create lasting memories. If you are looking for a home that combines space, comfort, and a peaceful setting, this property on Park Street is certainly worth considering.

Ground Floor

Entrance Hallway

Enter via a double glazed front door with a double glazed side panel into the entrance hallway with a built-in storage cupboard, radiator and stairs rising to the first floor. Glazed door to;

Lounge

16'11" x 10'5" (5.18 x 3.18)

Double glazed bay window to the front aspect. A feature fireplace with a living flame gas fire, double radiator and opening through to;

Dining Room

20'4" x 8'9" (6.22 x 2.67)

Double glazed patio doors leading to the rear garden. Two radiators and glazed door into the hallway.

Kitchen

11'1" x 10'5" (3.39 x 3.18)

A modern fitted kitchen with a range of floor and eyelevel high gloss kitchen units with matching Granite worktops and splashbacks. Built in appliances to include a double oven, electric hob, dishwasher, washing machine and fridge freezer. Inset one a half bowl sink with drainer and mixer taps. Double glazed window to the rear aspect and a double glazed door leading to the rear garden.

Downstairs Cloakroom

Close coupled two piece suite comprising WC and a wash basin housed in a storage cabinet with a double glazed obscure window to the rear aspect.

First Floor

First Floor Landing

First floor landing with a double glazed window to the side aspect, single radiator and loft access.

Bedroom One

15'0" x 9'0" (4.59 x 2.75)

A range of fitted wardrobes with a double glazed window to the front aspect and a radiator.

Bedroom Two

12'2" x 7'9" (3.71 x 2.38)

Double glazed window to the front aspect and a radiator.

Bedroom Three

10'7" x 7'11" (3.23 x 2.43)

Double glazed window to the rear aspect,, built-in wardrobe and a radiator.

Bedroom Four

10'7" x 8'9" (3.23 x 2.67)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Three-piece modern suite comprising a WC and wash basin housed in a storage cabinet and bath with shower over and shower screen with Aqualisa shower. Fully tiled walls and flooring with an upright chrome radiator and double glazed obscure window to the rear aspect and ceiling spotlighting.

Externally

Front Garden

Mainly lead to lawn with a driveway with parking for at least two cars.

Rear and Side Gardens

Rear and side wrap around gardens. The side gardens are block paved with the rear mainly laid to lawn and stocked with mature bushes, trees and shrubs and a stone wall. There is also a brick built store and garden shed.

Garage

Larger than average single garage with an up and over garage door and fitted with power and light. Rear access door leading to garden

Local 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
786 sq.ft. (73.0 sq.m.) approx.



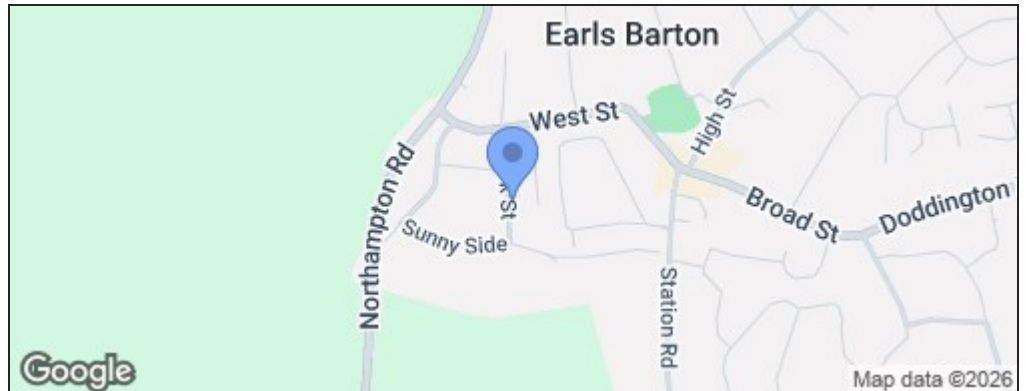
1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
	63	77
England & Wales	EU Directive 2002/91/EC	



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