34 Churchill Road
Earls Barton
NORTHAMPTON
NN6 0PQ

No Onward Chain

- NO ONWARD CHAIN
- BAY FRONTED LOUNGE
- UTILITY ROOM
- CLOSE TO AMENTIES
- GARAGE AND OFF ROAD PARKING
- EXTENDED DETACHED HOUSE
- SEPARATE DINING ROOM
- THREE DOUBLE BEDROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

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

PERSONAL • PROFESSIONAL • PROACTIVE

A spacious and extended three bedroom detached property situated on Churchill Road within the ever popular traditional village of Earls Barton. Offered to market with No Onward Chain the property offers flexible family living in a tranquil setting and is just a short stroll from the abundance of village amenities.

Please act quickly should you wish to view, with this loved family home comprising in brief; entrance hall, lounge with bay, extended dining room, kitchen, utility and downstairs cloakroom. The first floor offers three double bedroom and a family bathroom. Externally the property benefits from a low maintenance, landscaped and mature front and rear gardens, a garage and off road parking for two vehicles.

Ground Floor

Entrance Hall
Enter via a composite door with two obscure inset windows, obscure wing window to side aspect and into a spacious entrance hall, stairs leading to first floor landing with under stairs storage cupboard.

Lounge
15'11" x 11'10" max (4.87 x 3.62 max)
UPVC bay window to front aspect, feature gas fire with marble plinth ,hearth with wooden surround and mantle, ceiling coving, double obscure glass panel doors into dining room.

Dining Room
17'5" x 11'4" max (5.31 x 3.46 max)
Dual Aspect. UPVC sliding patio doors into rear garden, UPVC window to side aspect, ceiling coving , ceiling spots lights.

Kitchen
10'10" x 8'10" (3.32 x 2.71)
UPVC double glazed window to rear aspect, wooden wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated Neff double oven with gas hob and extractor hood over, one and half bowl composite sink with drainer and mixer tap over, space for fridge freezer.

Utility
8'11" x 4'11" (2.72 x 1.51)
UPVC obscure glass door into rear garden, UPVC window to rear aspect, wall mounted units, space/plumbing for washing machine, space/plumbing for spin dryer, door into garage.

Downstairs Cloakroom
UPVC obscure window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs.

First Floor

First Floor Landing
Dog leg stairs to first floor landing, ceiling spot lights, loft hatch entrance, part boarded with loft ladder and lighting.

Bedroom One
12'10" x 11'11" (3.93 x 3.64)
UPVC double glazed window to front aspect.

Bedroom Two
12'0" x 8'11" (3.66 x 2.74)
UPVC double glazed window to rear aspect.

Bedroom Three
10'11" x 8'10" (3.34 x 2.71)
UPVC double glazed window to rear aspect.

Family Bathroom
7'10" x 5'5" (2.41 x 1.67)
UPVC obscure double glazed window to front aspect, white suite comprising of kidney shaped bath with shower over, pedestal wash hand basin with storage under, low level W/C, fully tiled splash backs, ceiling spot lights, tiled flooring, wall mounted heated towel rail.

Externally

Front Garden
Laid to lawn, established shrubs and bushes, side gated access into rear garden, outside lighting, off road parking for two vehicles.

Rear Garden
South easterly aspect. Large patio area, laid to lawn, raised bedding boarders, dwarf brick wall, established plants, shrubs and bushes, further raised patio area, outside tap, security light, gated side access to front, fully surrounded by wooden panel fencing.

Garage
17'8" x 8'11" (5.41 x 2.73)
Up and over door, power and light connected.

Agents Notes
Local Authority: North Northampton Council:
Council Tax Band D

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.

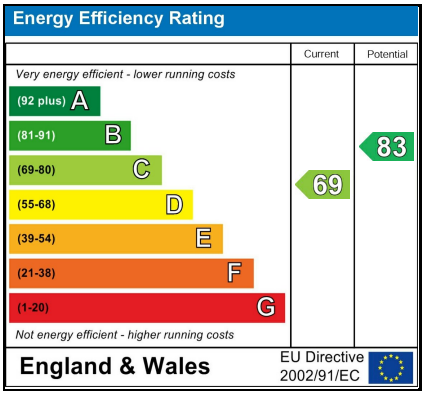
Local Area Information
Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding 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.

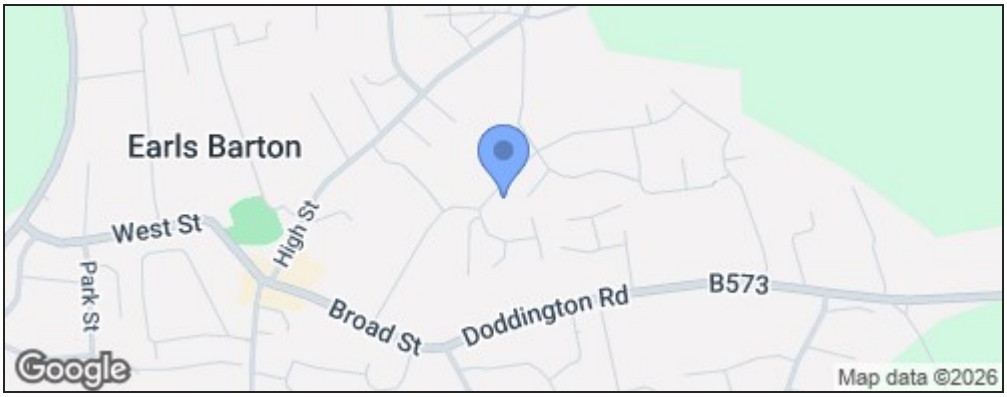
At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

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.





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