

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

**£200,000**



- **VICTORIAN TERRACED**
- **OPEN PLAN LOUNGE/DINER**
- **VILLAGE LOCATION**

- **TWO BEDROOMS**
- **NO ONWARD CHAIN**
- **ENERGY EFFICIENCY RATING : E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An ever popular mid-terrace Victorian house on Victoria Street offers a perfect blend of character and modern living.

Upon entering, you are greeted by a spacious open plan living area that exudes a sense of comfort and style, ideal for both relaxation and entertaining. The room is filled with natural light, creating a bright and airy atmosphere. The well-proportioned layout flows seamlessly, making it easy to envision your personal touch in this lovely space.

The house features two generously sized bedrooms, providing ample space for rest and privacy. The property also includes a well-appointed bathroom, ensuring convenience for all residents.

The location on Victoria Street is particularly appealing, as it offers a sense of community while being within easy reach of local amenities. Earls Barton is known for its friendly atmosphere and picturesque surroundings, making it an ideal place for families and professionals alike.

This Victorian gem presents a wonderful opportunity for those looking to invest in a property with character and charm. Whether you are a first-time buyer or seeking a cosy home to downsize into, this house is sure to meet your needs. Do not miss the chance to make this delightful property your own.

## **Ground Floor**

### **Porch**

Enter via a UPVC double glazed front door into the entrance porch with tiled flooring and then via a wooden glazed door to;

### **Entrance Hallway**

Entrance hallway with electric storage heater and stairs rising to the first floor. Door to;

### **Dining Room**

11'10" x 11'3" (3.61 x 3.45)

Double glazed window to the rear aspect with an electric storage heater and arch opening to;

### **Lounge**

10'11" x 10'5" (3.35 x 3.18)

Double glazed bay window to the front aspect. Feature fireplace with an electric fire and original built-in storage cupboards. Electric storage heater.

### **Kitchen**

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Freestanding electric cooker with gas hob. Inset single bowl sink with drainer and mixer taps and plumbing for washing machine. Built-in storage cupboard. Double glazed window to the side aspect with a double glazed door leading to the rear garden.

### **Bathroom**

Three piece comprising a WC, pedestal wash basin and a bath with shower over. Tiling to walls and laminate flooring. Double glazed obscure window to the rear aspect and an electric storage radiator.

## **First Floor**

## **First Floor Landing**

First floor landing with loft access.

## **Bedroom One**

14'4" x 10'11" (4.39 x 3.35)

Double glazed window to the front aspect and an electric storage radiator.

## **Bedroom Two**

11'10" x 9'4" (3.63 x 2.86)

Double glazed window to the rear aspect and an electric storage radiator.

## **Externally**

### **Front Garden**

Low maintenance front garden with a low level garden wall.

### **Rear Garden**

Enclosed rear garden mainly laid to gravel with a patio area and gated rear access and a brick built outhouse.

## **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.

## **Agents Notes**

### **Council Tax Information**

Local Authority: North Northamptonshire

Council Tax Band: B



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.

Whilst 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	81
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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