

**29 Wellingborough Road  
Earls Barton  
NORTHAMPTON  
NN6 0JR**

**Guide Price £215,000**



- MID TERRACE
- OPEN PLAN LOUNGE/DINER
- VILLAGE LOCATION
- ATTIC STORAGE ROOM
- OVERSIZED GARAGE

- THREE BEDROOMS
- TWO BATHROOMS
- KITCHEN/UTILITY ROOM
- BAY FRONTED
- ENERGY EFFICIENCY RATING TBC

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## Charming Three-Bedroom Village Home

Situated in the heart of Earls Barton, this delightful three-bedroom mid-terrace home offers a wonderful blend of character and modern convenience. Featuring a spacious open-plan lounge diner, two bathrooms, and well-proportioned bedrooms, it provides comfortable living space for families and professionals alike.

Ideally located close to local amenities, schools, and transport links, this charming property presents an excellent opportunity to enjoy village life while remaining within easy reach of Northampton.

Early viewing is highly recommended.

### **Ground Floor**

#### **Entrance Porch**

Enter via a double glazed front door with double glazed frosted side panel into the entrance porch, door to;

#### **Living/Dining Room**

22'3" x 16'3" (6.8 x 4.96)

A double glazed bay window to the front aspect with a feature fireplace and a living flame gas fire, laminate flooring, arch to kitchen/utility area. Built-in under stairs storage cupboard, stairs rising to the first floor landing, door to;

#### **Kitchen/Utility Room**

16'6" x 15'8" (5.05 x 4.8)

A range of floor and eye level Shaker style kitchen units with matching worktops and splashbacks. Built-in appliances to include a five ring gas hob and a double oven with plumbing for washing machine and dishwasher. Laminate flooring and wood panelling with a double glazed window to the side aspect. Double glazed door leading to the rear garden with a double bowl inset sink with drainer and mixer tap over.

#### **Bathroom**

Double glazed window to side aspect. Modern three-piece suite comprising of low level WC, pedestal wash basin, bath with shower over with fully tiled walls and flooring, chrome wall mounted towel rail, ceiling spotlighting.

### **First Floor**

#### **First Floor Landing**

First floor landing with laminate flooring, stairs rising to attic room.

#### **Bedroom One**

16'4" x 10'5" (4.99 x 3.18)

Double glazed bay window to the front aspect, laminate flooring.

#### **Bedroom Two**

11'5" x 10'4" (3.49 x 3.16)

Archway opening into the dressing area.

**Dressing Area**

6'11" x 6'5" (2.13 x 1.96)

Double glazed window to rear aspect, built-in mirrored wardrobes.

**Bedroom Three**

12'6" x 6'5" (3.82 x 1.96)

Double glazed window to the rear aspect.

**Shower Room**

A three piece suite comprising of low level WC, wash hand basin, shower cubicle with fully tiled walls and flooring.

**Top Floor****Attic Storage Room**

A large attic storage space accessed via a stairway with flooring.

**Externally****Rear Garden**

Mainly laid to slab with access to rear of the garage.

**Garage**

One and a half sized garage with power and lighting accessed via rear service lane.





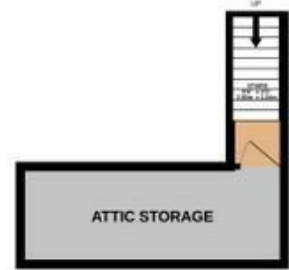
GROUND FLOOR  
833 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR  
135 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.