21 Shoemakers Close

EARLS BARTON
NN6 0RF

Guide Price £310,000

- SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- DRESSING ROOM
- CUL-DE-SAC VILLAGE LOCATION
- GARAGE WITH OFF ROAD PARKING
- LOUNGE/DINER
- TWO BATHROOMS
- STUNNING VIEWS TO REAR
- CLOSE TO VILLAGE AMENITIES
- ENERGY EFFICIENCY RATING C

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Modern Three-Bedroom Semi-Detached Home with Countryside Views

Situated in the peaceful cul-de-sac of Shoemakers Close, Earls Barton, this modern semi-detached home, built in 2010, offers well-proportioned accommodation and attractive countryside views.

The property features three spacious double bedrooms, a welcoming reception room and two bathrooms, making it an ideal choice for families or those seeking additional space.

Externally, there is a garage and off-road parking for up to three vehicles. Conveniently located close to the village's shops, schools and recreational facilities, the property combines a tranquil setting with everyday convenience.

An excellent opportunity for those seeking a modern home in a desirable village location.

Ground Floor

Entrance Hallway
Enter via composite front door with obscure double glazed windows into the entrance hallway, Oak flooring, stairs to first floor landing, doors to;

Downstairs Cloakroom
Modern two piece suite comprising a W/C and wash basin.

Kitchen
9'2" x 7'8" (2.81 x 2.34)
UPVC double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, one and a half bowl stainless steel sink with drainer and mixer tap over, integrated gas hob and electric oven, space for fridge/freezer, washing machine and dishwasher.

Lounge/Diner
17'3" max x 14'5" max (5.26 max x 4.40 max)
UPVC double glazed French doors with wing windows overlooking the rear garden and open countryside, built in storage cupboard, Oak flooring.

First Floor

First Floor Landing
Airing cupboard and stairs rising to second floor.

Bedroom Two
14'6" x 10'11" (4.43 x 3.34)
UPVC double glazed window to rear aspect with views over the countryside.

Bedroom Three
14'6" max x 9'2" max (4.42 max x 2.80 max)
Two UPVC double glazed windows to the front aspect.

Family Bathroom
8'1" x 6'2" (2.48 x 1.90)
Obscure UPVC double glazed window to side aspect, panel bath with Amazon rainfall shower head over alongside separate hand held shower attachment, pedestal wash hand basin with close coupled W/C.

Second Floor

Second Floor Landing
Door to;

Bedroom One
16'9" x 11'2" (5.11 x 3.41)
UPVC double glazed window to front aspect, doors to dressing room and en suite shower room.

En-Suite to Bedroom One
6'9" x 5'3" (2.06 x 1.61)
Velux double glazed window to rear aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, tiled splash backs, electric shaving point.

Dressing Room
Walk in dressing room with a Velux window to the rear aspect.

Externally

Partioned Garage
18'7" x 8'5" (5.67 x 2.57)
Currently used as a utility room, storage to the front of the garage and door to rear garden.

Front Garden
Block paved to provide off road parking.

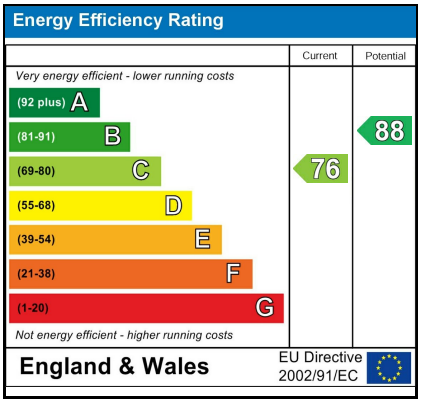
Rear Garden
Laid to lawn, patio area, further raised patio area, outside tap, external power sockets, surrounded on both sides by wooden panel fencing, views over countryside beyond.

Agents Notes
North Northamptonshire Council
Council Tax Band C

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.

Earls Barton 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 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.



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