6 Tebbutts Yard
Earls Barton
NORTHAMPTON
NN6 0JN

£206,000

- TWO BEDROOMS
- CLOSE TO VILLAGE CENTRE
- ALLOCATED PARKING
- MANY ORIGINAL FEATURES
- LOVELY COTTAGE
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- ENERGY EFFICIENCY RATING : C

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

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Located at the heart of the charming village of Earls Barton, Northampton, this delightful mid-terrace house at Tebbutts Yard offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs with ease.

The location of this home is particularly appealing, as it is situated in a friendly community with easy access to local amenities, including shops, schools, and parks. The surrounding area boasts a rich history and offers a variety of recreational activities, making it an excellent choice for those who appreciate a vibrant village life.

This mid-terrace house presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible part of Northampton. With its charming features and convenient location, it is a property that should not be missed. Whether you are a first-time buyer or seeking a rental opportunity, this home is sure to meet your needs and exceed your expectations.

Ground Floor

Living Room
14'11" x 12'10" (4.55 x 3.93)
Enter via a glazed front door into the living room with a double glazed window to the front aspect, brick built fireplace with open fire and stairs rising to the first floor. Single radiator, original ceiling beams and door to;

Kitchen
12'11" x 9'1" (3.94 x 2.78)
A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Window to the rear aspect and a single bowl inset sink with drainer and mixer taps. Freestanding cooker and laminate flooring with a double radiator and double glazed door leading to the rear garden.

First Floor

First Floor Landing
First floor landing with loft access.

Master Bedroom
12'4" x 9'8" (3.77 x 2.96)
Double glazed window to the front aspect. Radiator with a built-in wardrobe and a storage cupboard.

Bedroom Two
11'8" x 7'2" (3.57 x 2.19)
Double glazed window to the rear aspect and a radiator.

Bathroom
Three piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Double glazed obscure window to the rear aspect with tiling to water sensitive areas and a radiator.

Externally

Front Garden
Separate front garden mainly laid to lawn with gated access and a large garden shed.

Shed/Workshop
17'5" x 9'10" (5.32 x 3.02)
Large wooden shed with windows to rear and side aspects and double doors to the rear opening up to the garden.

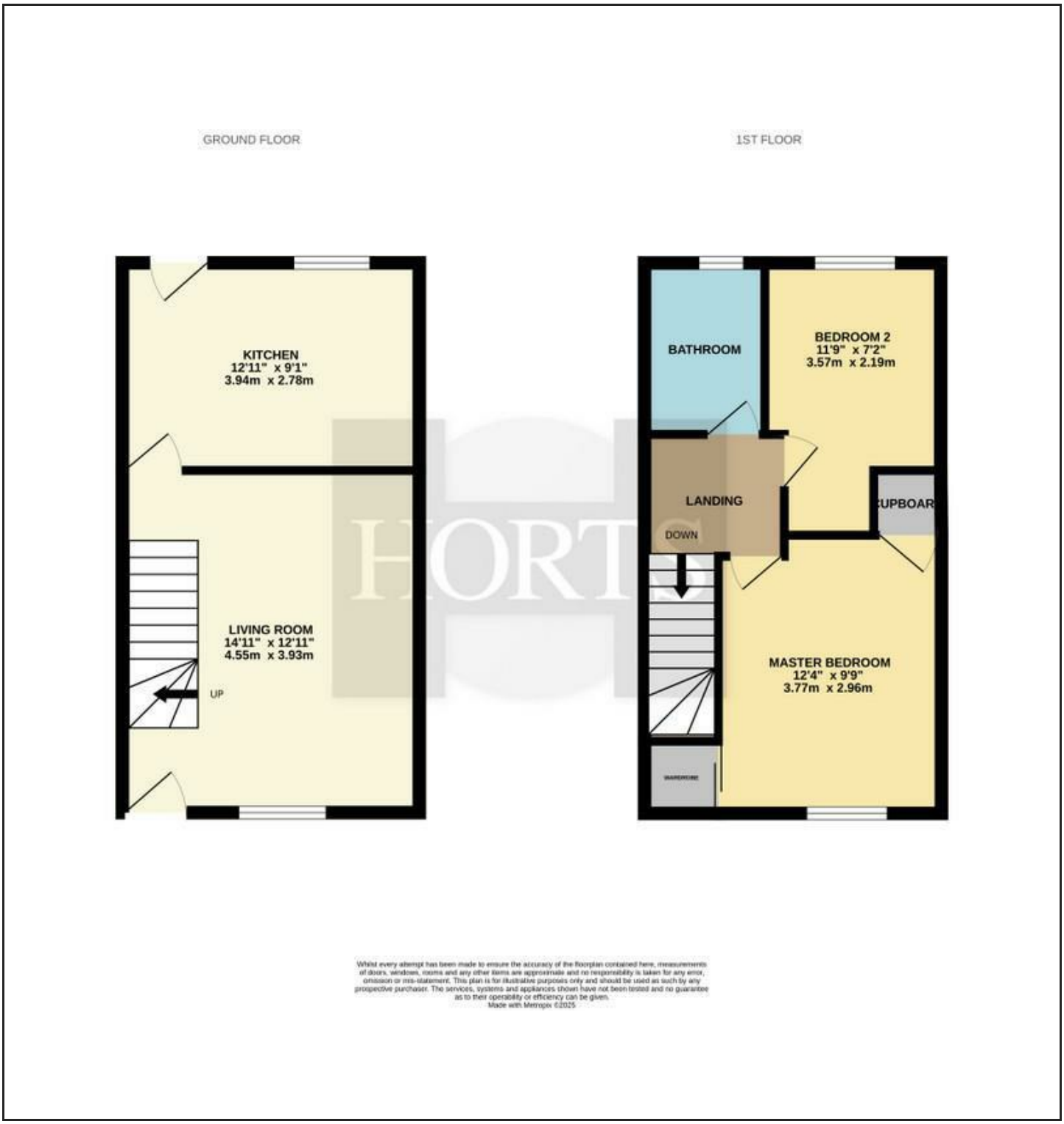
Rear Garden
Low maintenance walled rear garden mainly laid to gravel with a block paved patio area.

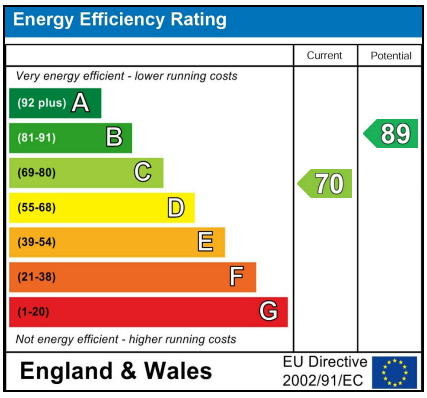
Allocated Parking Space
There is a single allocated parking space directly opposite the front door.

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.

BUSH





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 firms employment has the authority to make or give any representation or warranty in respect of the property.