19 London End
Earls Barton
NORTHAMPTON
NN6 0EZ

£360,000

- SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- GARDEN ROOM
- GOOD SIZE GARDENS
- 1930'S DESIGN AND SPACE
- THREE BEDROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- LOVELY VILLAGE LOCATION
- USABLE LOFT SPACE
- ENERGY EFFICIENCY RATING : TBC

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Nestled in the charming village of Earls Barton, this delightful semi-detached home offers a perfect blend of character and modern living. Built in the 1930's, the property boasts a timeless appeal while providing ample space for a growing family or those seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a family dining area.

The property features three well-proportioned bedrooms, providing plenty of room for rest and privacy. Each bedroom offers a unique charm, perfect for personalisation to create your own sanctuary. The shared bathroom is conveniently located, ensuring ease of access for all occupants. There is also a usable loft space which has a variety of uses.

The semi-detached nature of the house allows for a sense of community while still offering a degree of privacy. The surrounding area is known for its friendly neighbourhood and local amenities, making it an ideal location for families and professionals alike.

With its classic design and spacious layout, this property presents an excellent opportunity for those looking to settle in a picturesque part of Earls Barton. Whether you are a first-time buyer or seeking a new family home, this house in London End is sure to impress. Don't miss the chance to make this charming residence your own.

Ground Floor

Entrance Hallway
Enter via a composite double glazed front door with double glazed side panels into the entrance hallway with original stripped wooden flooring and stairs rising to the first floor. Door to;

Living Room
13'10" x 11'10" (4.24 x 3.63)
Double glazed bay window to the front aspect with a feature fireplace and built-in storage cupboards, picture rails and shelving. Two double radiators.

Dining Room
13'10" x 10'11" (4.24 x 3.34)
Double glazed window to the side aspect with stripped wooden flooring and a feature fireplace with a woodburning stove and tiled hearth. Built-in storage cupboard, original picture rails, radiator and double sliding doors to;

Kitchen/Breakfast Room
14'5" x 11'8" (4.41 x 3.57)
A range of floor and eye-level kitchen units with matching worktops and complementary splashbacks and tiling. Built-in electric oven and gas hob with plumbing for dishwasher and washing machine. One and a half bowl inset sink with drainer and mixer taps. Double glazed windows to the side and rear aspect with tiled flooring, radiator and ceiling spotlighting. Original walk in pantry and double glazed French doors leading to the rear gardens.

First Floor

First Floor Landing
Spacious first floor landing with stairs access to a usable loft space.

Master Bedroom
13'10" x 9'11" (4.24 x 3.03)
Double glazed window to the front aspect with a feature original fireplace, picture rails and built-in cupboards. Double radiator and original built-in wardrobe.

Bedroom Two
11'9" x 7'10" (3.60 x 2.41)
Double glazed window to the rear aspect with a radiator and picture rails.

Bedroom Three
11'4" x 8'8" (3.46 x 2.65)
Double glazed window to the side aspect with a double radiator, picture rails and laminate flooring.

Family Bathroom
A four piece suite comprising a WC, wash basin housed in a storage cabinet, bath, and a walk-in shower cubicle with a built-in storage cupboard and upright radiator. Double glazed obscure window to the side aspect.

Loft Space

Usable Loft Space
Usable and large loft space ideally can be used as an home office space with a double glazed Velux window, radiator and built-in storage cupboards.

Externally

Front Garden
Large front garden stocked with mature bushes, shrubs and plants with a pond. Original stone wall and pathway leading to the side of the house. Part of the front garden could be converted to a parking space.

Rear Garden
Beautifully landscaped rear garden fully stocked with mature bushes, flowers and plants with two separate patio areas and a garden room.

Garden Room
Large garden room fitted with power and light. Usages could be a home office, playroom or games room.

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.

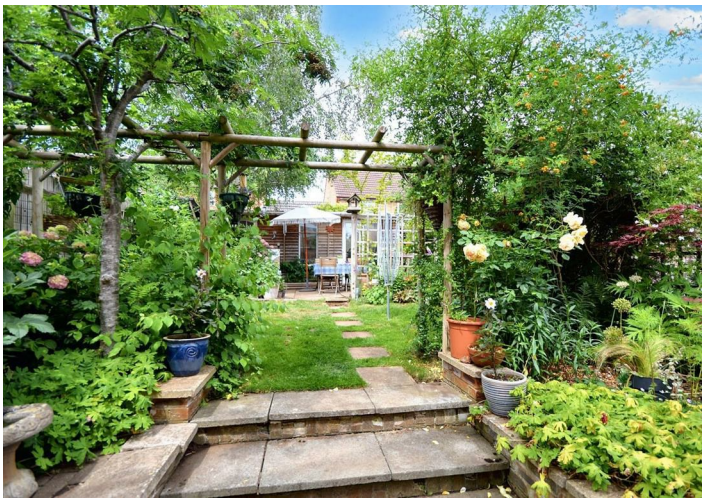
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

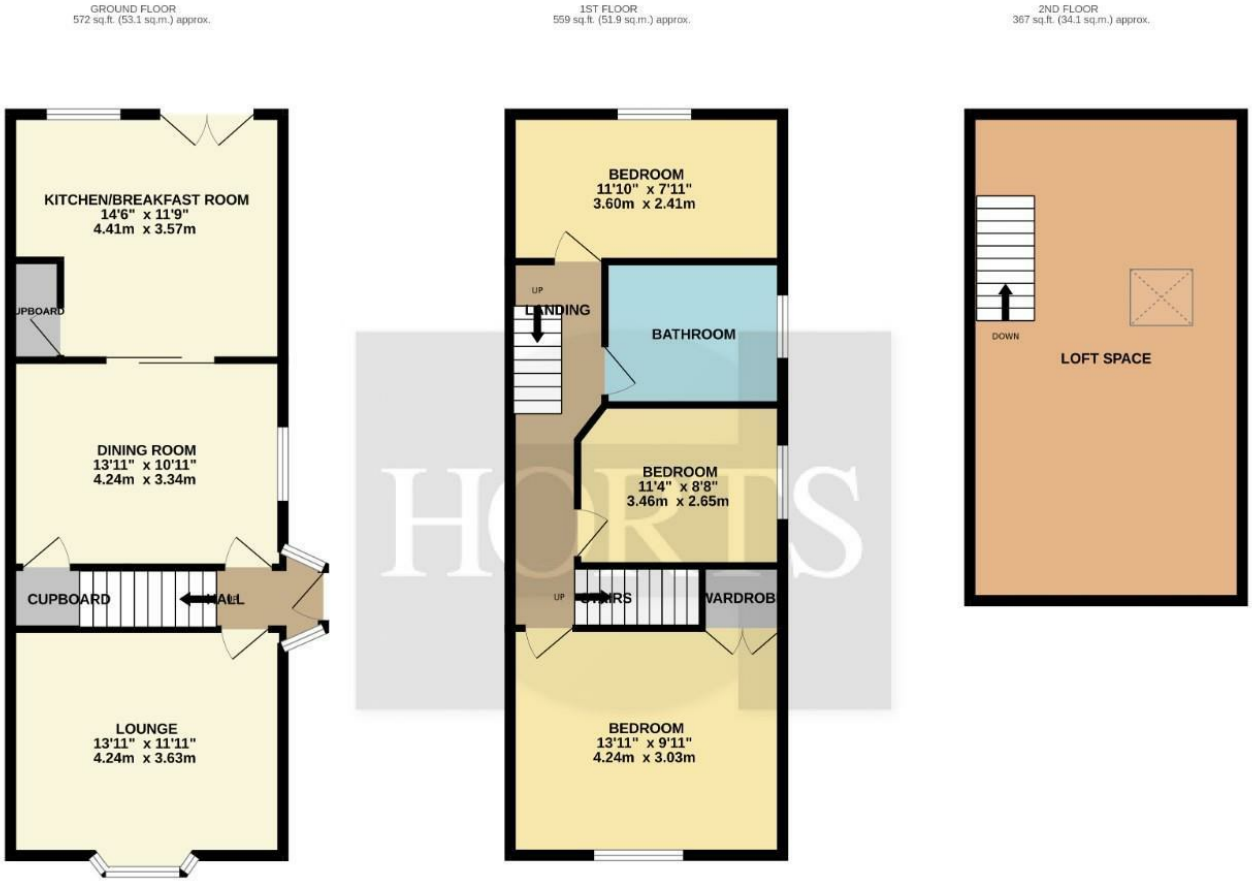
Agents Notes

Council Tax Information

Local Authority: North Northamptonshire

Council Tax Band: B





TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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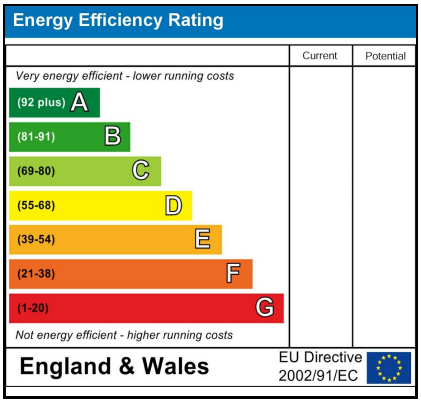

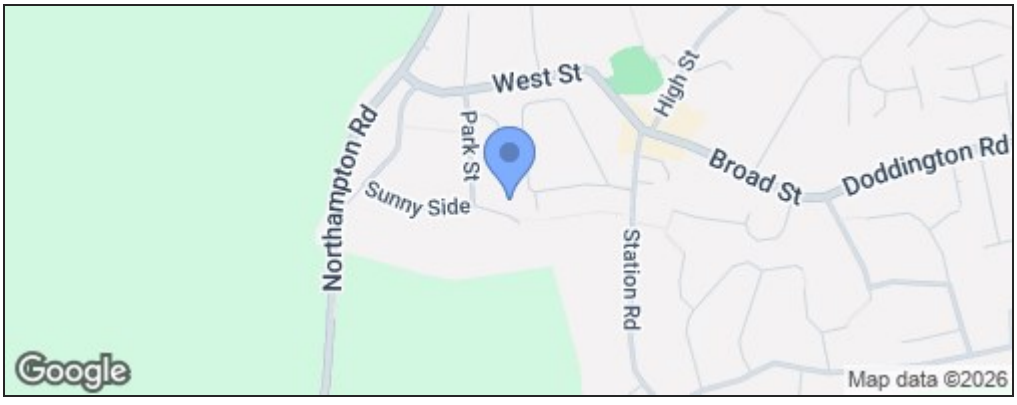

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