

**18 Park Close  
Earls Barton  
NORTHAMPTON  
NN6 0EJ**

**Guide Price £265,000**



- MODERN SEMI DETACHED
- REFITTED KITCHEN/DINER
- QUIET CUL-DE-SAC
- CLOSE TO PERIPHERY
- CLOSE TO LOCAL AMENITIES

- TWO DOUBLE BEDROOMS
- SEPARATE RECEPTION
- FRONT AND REAR GARDENS
- GARAGE WITH OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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A beautifully presented two bedroom semi-detached home with a sleek modern aesthetic offering contemporary living and countryside charm. This well proportioned property is ideal for professionals, downsizers, or small families looking for a stylish, low-maintenance property in a highly sought-after village location. Ready to move in and enjoy the village lifestyle, this home offers everything you need for modern living in a rural setting and comprises in brief; entrance hall, lounge and refitted kitchen/diner. To the first floor there are two double bedrooms and a family bathroom. Externally the property benefits from low maintenance front and rear gardens and an integral garage with off road parking.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door with inset obscure inset windows, wood effect flooring, door to;

### **Lounge**

14'2" x 10'9" (4.33 x 3.29)

UPVC double glazed window to front aspect, stairs leading to first floor landing.

### **Kitchen/Diner**

13'3" x 10'9" (4.06 x 3.29)

Refitted. UPVC double glazed half panel door to rear garden with two double glazed side wing windows, modern wall and base mounted units with drawers incorporating clever storage features, integrated oven with induction hob over and extractor hood, roll top work surfaces, tiled splash backs, ceiling spot lights, Island unit with roll top work surfaces and breakfast bar, space for washing machine, space for fridge, space for dish-washer.

## **First Floor**

### **First Floor Landing**

Dog leg stairs to first floor landing, airing cupboard, loft hatch entrance.

### **Bedroom One**

10'9" x 8'7" (3.29 x 2.64)

UPVC double glazed window to front aspect, double built in wooden wardrobes.

### **Bedroom Two**

10'9" x 8'1" (3.29 x 2.48)

UPVC double glazed window to rear aspect.

### **Family Bathroom**

7'8" x 5'0" (2.36 x 1.54)

White suite comprising of panel bath with shower over, pedestal wash hand basin with storage under, low Level W/C, tiled splash backs, tile effect flooring, chrome wall mounted heated towel rail.

## **Externally**

### **Front Garden**

Established shrubs, security lighting.

### **Rear Garden**

Laid to lawn, patio area, access to door into garage, security light, established shrubs and plants, fully surrounded by wooden panel fencing and stone wall.

## **Agents Notes**

Local Authority: North Northamptonshire

Council tax Band: B

## **Local Notes**

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 Apotho Coffee Shop on the Square – a family business since 1870.

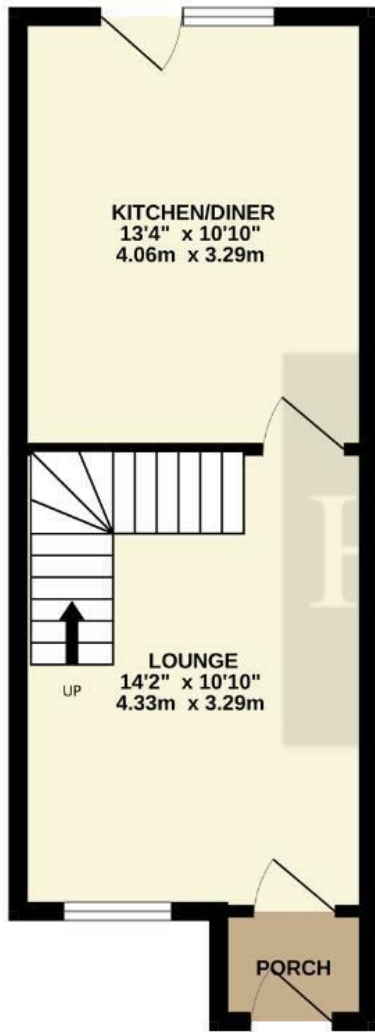
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.



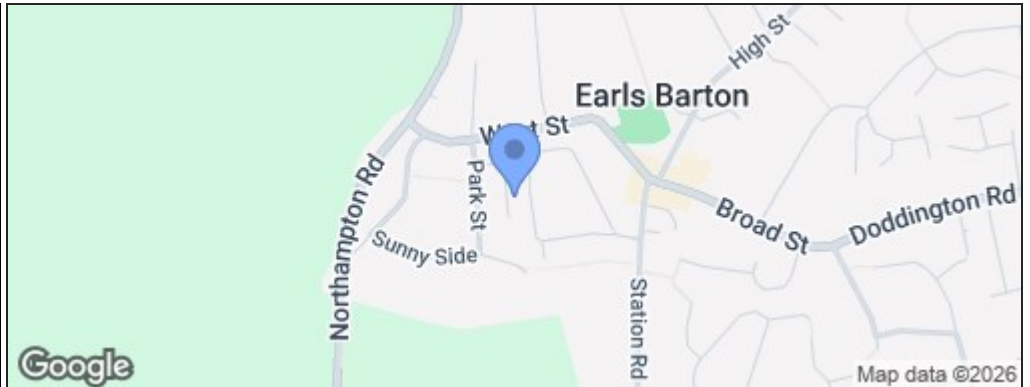
GROUND FLOOR

1ST FLOOR



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	<b>70</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.