14 New Street
Earls Barton
NORTHAMPTON
NN6 0NN

Guide Price £272,500

- MID TERRACE HOUSE
- SEPARATE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- VILLAGE LOCATION
- MULTIPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- ORIGINAL VICTORIAN FEATURES
- UTILITY ROOM
- CLOSE TO AMENTIES
- ENERGY EFFICIENCY RATING C

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Tucked away in the sought-after village of Earls Barton, this charming Victorian mid-terrace on New Street blends character with modern comfort. With two generous double bedrooms and period features, it’s an ideal fit for couples, small families, or anyone craving a peaceful retreat.

Step inside to two cosy, welcoming reception rooms full of period charm—perfect for unwinding or hosting friends. The stylishly refitted bathroom adds a fresh, contemporary touch, designed with everyday comfort in mind.

Outside, the property really stands out, offering rare off-road parking for up to three vehicles—an added bonus that makes life that little bit easier in this popular location.

The surrounding area of Earls Barton is known for its community spirit and local amenities, providing a perfect backdrop for a peaceful lifestyle. With its blend of historical charm and modern living, this property is a wonderful opportunity for anyone looking to settle in a picturesque village setting. Don't miss the chance to make this lovely house your new home.

Entrance Hall
Enter via UPVC double glazed door with obscure inset windows and UPVC double glazed topper, Karndean flooring, stairs to first floor landing, glazed wooden door to dining room.

Lounge
11'11" x 10'11" (3.64 x 3.35)
UPVC double glazed bay window to front aspect, feature original cast iron fireplace with tiled plinth, hearth and marble surround, Karndean flooring, ceiling rose.

Dining Room
12'1" x 11'7" (3.69 x 3.55)
UPVC double glazed door into rear garden, Karndean flooring, archway through to lounge.

Kitchen
12'9" x 8'4" (3.90 x 2.55)
UPVC double glazed window to side aspect, shaker style modern wall and base mounted units and drawers, integrated oven, integrated induction hob, roll top work surfaces, tiled splash backs, sink with mixer tap over, space for American fridge freezer, space/plumbing for dish-washer, entrance to;

Utility/Downstairs Cloakroom
8'4" x 7'6" (2.55 x 2.29)
UPVC obscure half panel double glazed door to rear garden, UPVC obscure double glazed window to side aspect, low level W/C, floating sink, tiled splash backs, storage unit, space/plumbing for washing machine, ceiling spot lights.

First Floor Landing
Loft hatch entrance, storage cupboard.

Bedroom One
13'3" x 10'11" (4.06 x 3.35)
Two UPVC double glazed windows to front aspect, triple built-in wooden wardrobes, chimney breast incorporating original feature cast iron fireplace.

Bedroom Two
9'8" x 11'8" (2.97 x 3.58)
UPVC double glazed window to rear aspect, chimney breast incorporating original cast iron fireplace.

Family Bathroom
12'4" x 8'5" (3.77 x 2.59)
UPVC obscure double glazed window to rear aspect, spacious family bathroom to include panel bath with hand held shower attachment over, walk-in double shower tiled floor to ceiling, Karndean flooring, tiled splash backs, wash hand basin with vanity unit under, ceiling spot lights, chrome wall mounted heated towel rail.

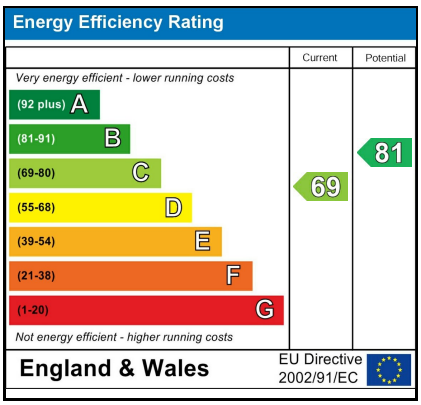
Front Garden
Low maintenance, entrance porch, decorative stones, dwarf brick wall. external lighting.

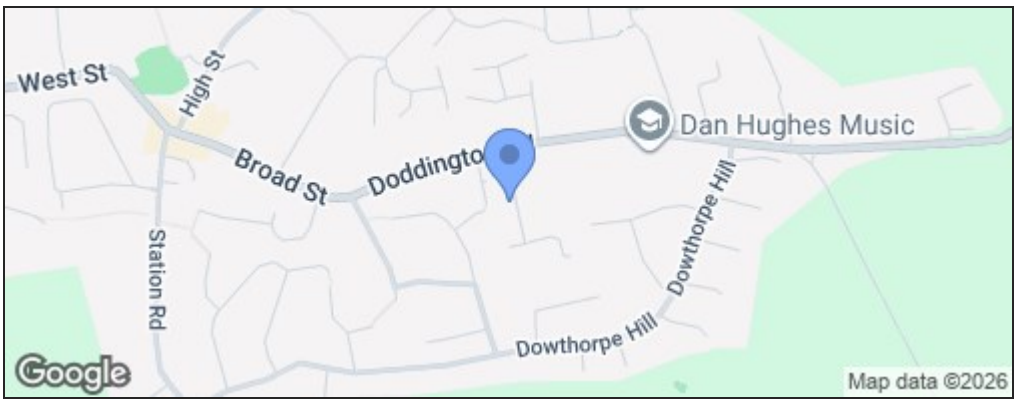
Rear Garden
Westerly aspect, cobblestone seating area, large patio area, further seating area covered by pergola, wooden gate to off road parking, brick built storage shed.

Off Road Parking
Off road parking to the rear for up to three vehicles.

Agents Notes
Local Authority: North Northamptonshire Council
Tax Band A

Local Area 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 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.





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