19 Victoria Street
Earls Barton
NORTHAMPTON
NN6 0LJ

Guide Price £255,000

- VICTORIAN END OF TERRACE
- SEPARATE RECEPTION ROOMS
- SOUTHERLY REAR GARDEN
- CLOSE TO VILLAGE AMENITIES
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- CELLAR
- ENERGY EFFICIENCY RATING TBC

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Situated on the charming Victoria Street in Earls Barton, this delightful Victorian end-of-terrace house offers a perfect blend of character and modern living. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable home with room to grow.

As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The property boasts a well-appointed bathroom, ensuring convenience for daily routines.

One of the standout features of this home is the southerly rear garden, which offers a lovely outdoor space to enjoy the sunshine. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this garden is a delightful retreat.

Situated close to village amenities, residents will appreciate the convenience of local shops, cafes, pubs and services just a short stroll away. Earls Barton is known for its community spirit and friendly atmosphere, making it a wonderful place to call home.

This Victorian end-of-terrace house is not just a property; it is a lifestyle choice, offering both comfort and charm in a sought-after location. Do not miss the opportunity to make this lovely house your new home.

Ground Floor

Entrance Hall
Enter via UPVC door with obscure windows and topper, stairs to first floor landing.

Lounge
12'11" x 11'9" (3.96 x 3.59)
UPVC double glazed window to front aspect, open plan to dining room.

Dining Room
12'9" x 11'9" (3.91 x 3.59)
UPVC double glazed window to rear aspect.

Kitchen
18'1" x 6'8" (5.53 x 2.04)
Two UPVC double glazed window to side aspect, UPVC door to rear garden, wall and base mounted units with drawers, roll top work surfaces, integrated oven with gas hob and stainless steel extractor over, space/plumbing for washing machine, stainless sink with drainer and mixer tap over, tiled splash backs, wooden laminate flooring, door to cellar.

Cellar
16'5" x 10'3" (5.01 x 3.14)
Steps down to lined cellar.

First Floor

First Floor Landing
Loft hatch entrance, door to storage cupboard.

Bedroom One
16'5" x 11'1" (5.01 x 3.40)
Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect.

Bedroom Two
11'9" x 11'3" (3.60 x 3.43)
Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect.

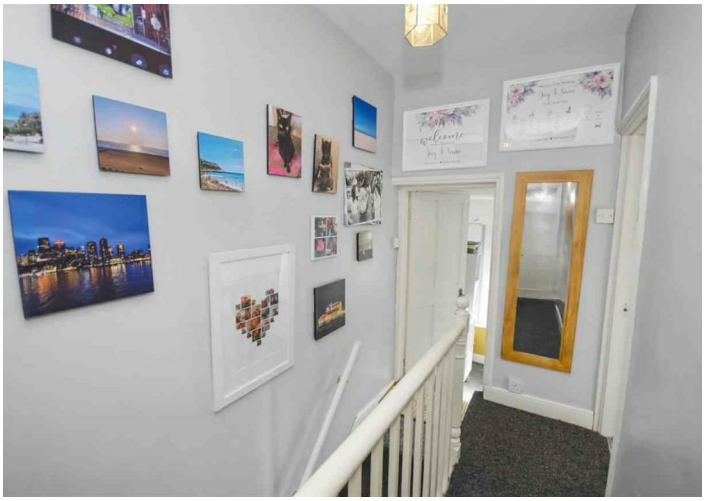
Family Bathroom
8'5" x 6'9" (2.58 x 2.08)
Obscure window to rear aspect, white suite comparing of panel bath with shower over, pedestal wash hand basin with storage under, low level W/C, tiled splash backs.

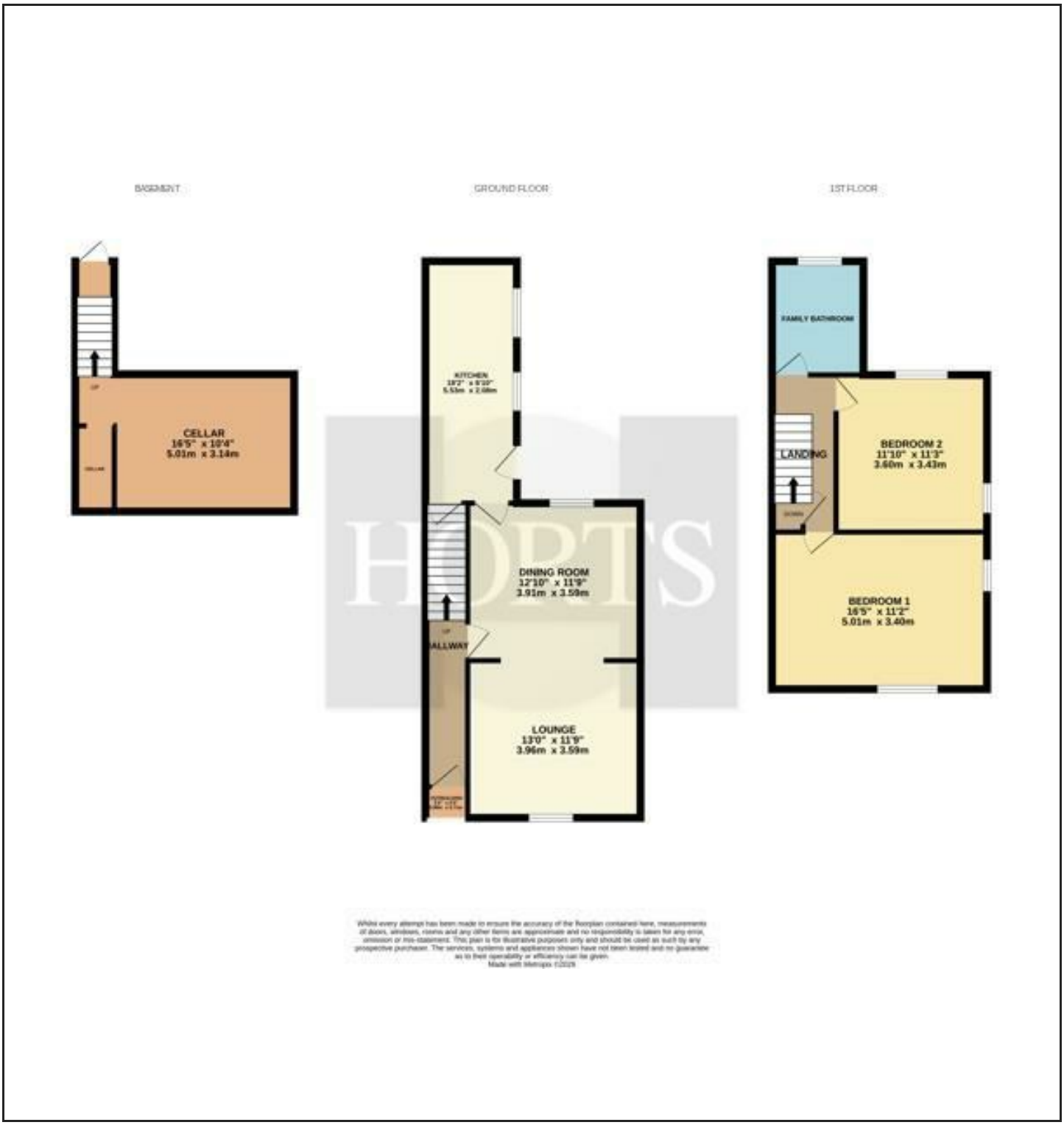
Front Garden
Enter via iron gate, fully surrounded by dwarf brick wall.

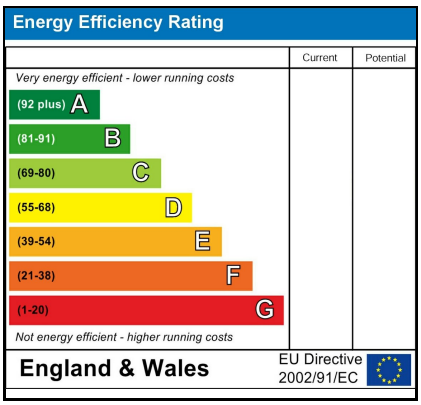
Rear Garden
Southerly aspect. blocked paved patio area, decorative stones, gated side access, outside tap, storage shed, fully surrounded by brick wall.

Agents Notes
Local Authority: North Northamptonshire
Council Tax Band B

Local Area 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 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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