

**39 Clarke Court
Earls Barton
NORTHAMPTON
NN6 0LX**

Guide Price £470,000



- **FOUR BEDROOM DETACHED ON A CORNER PLOT**
- **STUDY**
- **TWO BATHROOMS**
- **QUIET CUL-DE-SAC**
- **OFF ROAD PARKING FOR FOUR VEHICLES**

- **OPEN PLAN KITCHEN/DINER**
- **UTILITY**
- **FRONT AND REAR GARDENS**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the heart of the charming village of Earls Barton, this modern four-bedroom detached home offers a perfect mix of comfort, space, and convenience. Set on a desirable corner plot within a quiet cul-de-sac, it's ideal for families seeking a peaceful yet accessible location.

Internally, you'll find a spacious front to back dual aspect lounge, a well-appointed kitchen/diner perfect for family meals, a practical utility room, a study for added versatility and a conservatory overlooking an impressive rear garden. The four generously sized bedrooms and two bathrooms ensure plenty of room for family living.

Externally, the property features a double garage, off road parking for up to four vehicles, and a large garden—ideal for outdoor activities and relaxation.

With its modern features and tranquil setting, this home offers the best of village living, while still being close to local amenities and transport links. A must-see for those looking for a spacious, family-friendly property in a welcoming community.

Entrance Hall

Enter via UPVC obscure glass panel door, loft hatch entrance, ceiling coving, tiled flooring.

Kitchen/Diner

20'8" x 12'7" max (6.30 x 3.86 max)

UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect, wall and base mounted units with soft touch drawers, roll top work surfaces, tiled splash backs, integrated double oven, induction hob with extractor hood over, integrated dishwasher, one and a half bowl stainless steel sink with drainer and mixer tap over, ceiling spotlights, ceiling coving, tiled flooring, door to utility room.

Utility Room

9'9" x 5'9" (2.98 x 1.77)

UPVC double glazed door to side aspect with wing window, wall and base mounted units, roll top work surfaces, tiled splash backs, stainless steel sink and drainer unit with mixer tap over, space/plumbing for washing machine, ceiling coving, tiled flooring.

Lounge

18'10" x 11'5" (5.76 x 3.50)

Dual aspect. UPVC double glazed bay window to front aspect, double glazed wooden French doors to conservatory, feature gas fire with marble hearth and plinth, wooden surround and mantle, ceiling coving.

Study

9'3" x 8'8" (2.84 x 2.65)

Dual aspect. UPVC double glazed windows to front and side aspect, ceiling coving.

Conservatory

11'6" x 8'8" (3.51 x 2.66)

Dwarf brick wall, UPVC double glazed French door to rear garden, UPVC double glazed windows to three sides, power and light connected.

Downstairs Cloakroom

Obscure UPVC double glazed window to side aspect, wash hand basin, low level WC, tiled splash backs, ceiling coving, tiled flooring.

First Floor

First Floor Landing

UPVC double glazed window to front aspect, loft hatch entrance, ceiling coving, door to airing cupboard.

Bedroom One

12'10" x 9'4" (3.93 x 2.87)

UPVC double glazed window to rear aspect, two double built in wooden wardrobes, ceiling coving.

En-Suite To Bedroom One

6'10" x 5'7" (2.09 x 1.72)

Obscure UPVC double glazed window to side aspect, quadrant shower cubicle with full height tiling, pedestal wash hand basin, low level WC, ceiling coving, tiled flooring.

Bedroom Two

11'6" x 8'10" (3.53 x 2.70)

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

Bedroom Three

11'6" x 9'8" (3.51 x 2.96)

UPVC double glazed window to rear aspect, ceiling coving, built in double wooden wardrobe.

Bedroom Four

6'10" x 8'9" (2.10 x 2.69)

UPVC double glazed window to rear aspect, storage cupboard.

Family Bathroom

6'9" x 5'7" (2.08 x 1.71)

UPVC double glazed window to front aspect, three piece suite comprising of panel bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs, ceiling coving, tiled flooring.

Externally

Front Garden

Two areas laid to lawn, decorative stones, established trees and shrubs, external lighting.

Rear Garden

Laid to lawn, two spacious patio areas, established plants and shrubs, external power sockets, external lighting, decorative stones, outside tap, wooden gated side access, wooden door to rear of double garage.

Double Garage

16'8" x 16'5" (5.10 x 5.02)

Double up and over door, power and light connected, eaves storage, wooden window to rear garden, wooden door to rear garden.

Off Road Parking

Driveway with off road parking for up to four vehicles.

Agents Notes

North Northamptonshire Council

Council Tax Band: E

Local Area Information

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.

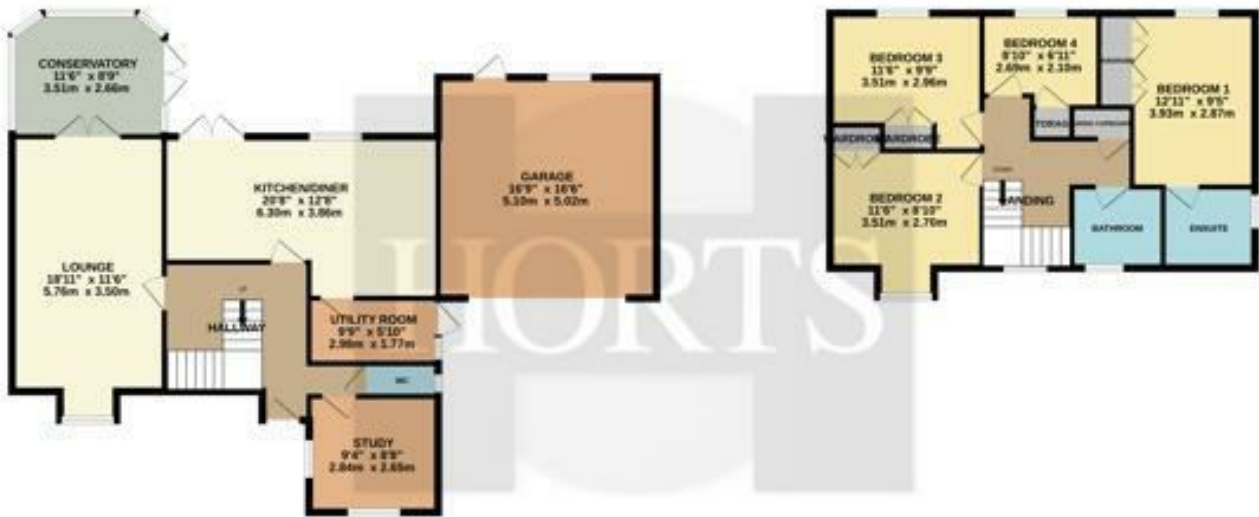






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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.
Made with floorplan 1/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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