

**2 Clare Close
Earls Barton
NORTHAMPTON
NN6 0PP**

Guide Price £297,500



- **NO CHAIN**
- **REFITTED KITCHEN**
- **NEW CARPETS AND REDECORATED THROUGHOUT**
- **REFITTED BATHROOM**
- **VILLAGE LOCATION**

- **SEMI DETACHED**
- **OPEN PLAN LOUNGE/DINER**
- **THREE BEDROOMS**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Three-Bedroom Semi-Detached Home | Earls Barton | No Onward Chain

A beautifully renovated three-bedroom semi-detached home situated in the popular village of Earls Barton.

The property offers a welcoming dual aspect front to back lounge/diner, contemporary refitted modern kitchen and bathroom, alongside three well-proportioned bedrooms. Externally, the property benefits from off-road parking, a detached garage and the added benefit of no onward chain.

Ideally located for village amenities and the surrounding countryside, this well-presented home is perfect for families, first-time buyers or those looking for a move-in-ready property.

Key features: Three bedrooms • Renovated throughout • Off-road parking • Garage • No onward chain • Desirable village location

Early viewing is highly recommended.

Ground Floor

Entrance Hall

Enter via UPVC half panel obscure glass door with obscure wing window to side aspect, stairs leading to first floor landing, under stairs storage cupboard, doors to;

Lounge/Diner

23'5" x 10'6" max (7.14 x 3.21 max)

Open Plan. Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, ceiling coving.

Kitchen

11'2" x 8'3" (3.42 x 2.52)

Completely refitted. Double glazed window to side aspect, 'Shaker' style modern wall and base mounted units with drawers, roll top work surfaces and splash backs, integrated electric oven with induction hob and extractor hood over, Bosch integrated dish-washer, integrated fridge/freezer, space/plumbing for washing machine, one and a half bowl stainless steel sink with drainer and mixer tap over, ceiling spot lights.

Study

8'2" x 6'0" (2.51 x 1.84)

Dual aspect. Obscure UPVC double glazed window to rear aspect, obscure UPVC double glazed window to front aspect, ceiling coving.

First Floor

First Floor Landing

UPVC double glazed window to side aspect, storage cupboard, loft hatch entrance housing combi boiler with ladders and part boarded.

Bedroom One

11'8" x 9'8" (3.58 x 2.97)

UPVC double glazed window to front aspect.

Bedroom Two

11'3" x 9'10" (3.44 x 3.01)

UPVC double glazed window to rear aspect, views over countryside beyond.

Bedroom Three

8'6" x 6'9" (2.60 x 2.08)

UPVC double glazed window to front aspect.

Family Bathroom

6'8" x 5'5" (2.05 x 1.67)

Completely refitted. Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, ceramic sink with vanity unit under, low level W/C, tiled splash backs, ceiling spot lights, chrome wall mounted heated towel rail.

Externally

Front Garden

Good sized plot to front and side, path leading to front door, established trees.

Rear Garden

Views over looking countryside, patio area, surrounded by wooden panel fencing.

Detached Single Garage

Up and over door, power and light connected, off road parking.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band: B

Local Area Information For 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.

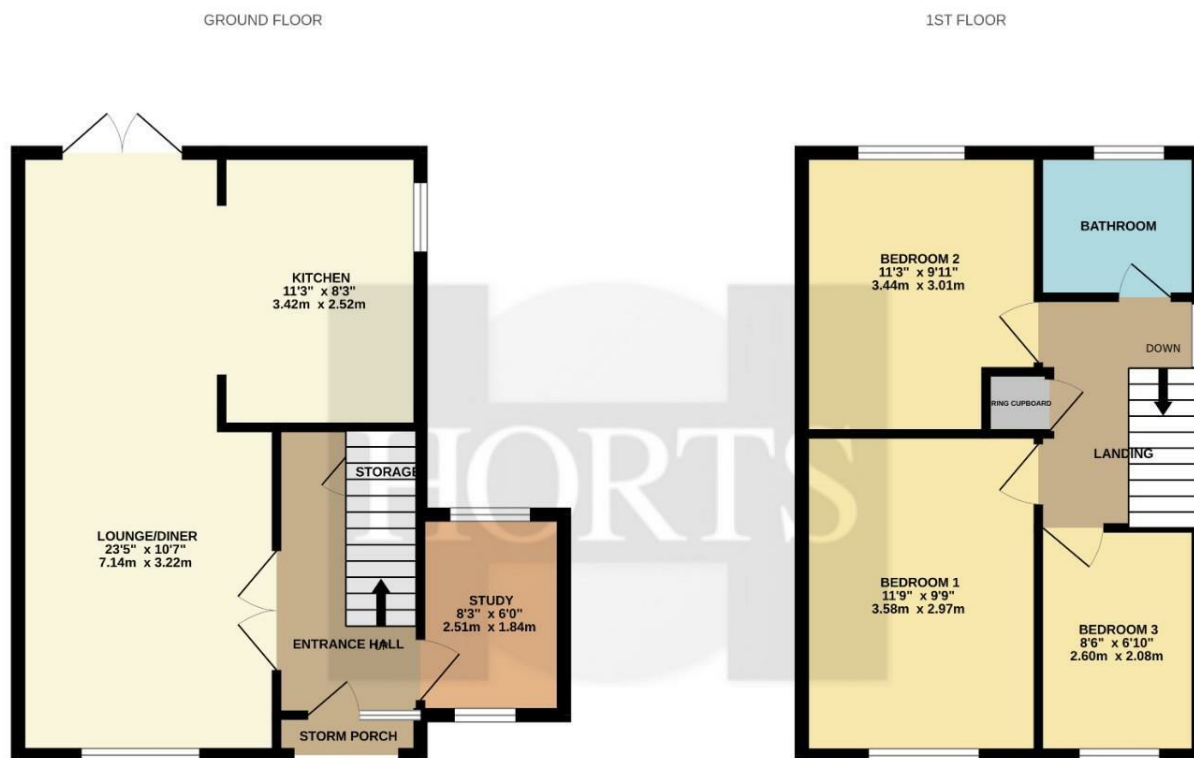
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.

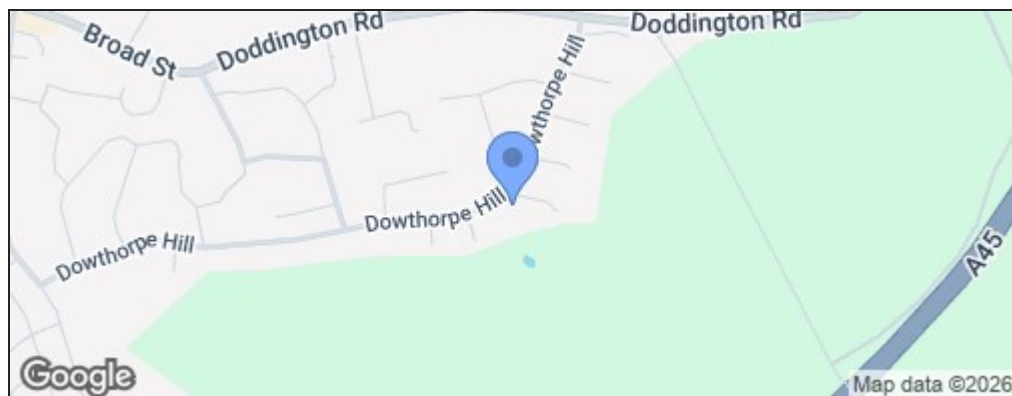






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.