

**8 Shurville Close
Earls Barton
NORTHAMPTON
NN6 0JB**

No Onward Chain



- **LINK DETACHED FAMILY HOME**
- **NO CHAIN**
- **LOG BURNER**
- **QUITE VILLAGE LOCATION**
- **CLOSE TO VILLAGE AMENITIES**

- **FOUR BEDROOMS**
- **RE-FITTED KITCHEN AND BATHROOM**
- **THREE SEPARATE RECEPTIONS**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered for sale with NO CHAIN is this well-presented four-bedroom detached family home is situated in a quiet cul-de-sac in Earls Barton, offering versatile living space, a garage, and a driveway. Significantly improved throughout by the current owners, the property is ideally located within walking distance of the village centre, with excellent amenities and a sought-after primary school.

The ground floor comprises an entrance hall, a refitted cloakroom/WC, a refitted kitchen, a separate dining room, a spacious living room with a wood-burning stove, and a separate study, perfect for home working.

To the first floor, there are four bedrooms and a refitted family bathroom.

Externally, the front of the property features a lawned garden along with a garage and driveway providing off-road parking for two cars. The rear offers a generous, private enclosed garden with a patio area and steps leading up to a raised lawn — ideal for families and outdoor entertaining.

Ground Floor

Entrance Porch

Enter via UPVC door with obscure inset windows, coir matting.

Entrance Hall

Enter via UPVC door with obscure inset windows and obscure wing windows to side, coir matting, herringbone effect flooring, ceiling coving, dog leg stairs to first floor landing, under stairs storage cupboard.

Lounge

17'2" max x 10'11" (5.25 max x 3.35)

UPVC double glazed bay window to front aspect, ceiling coving, feature log burner with slate splash backs, laminate flooring, ceiling coving, open plan through to dining room.

Dining Room

10'0" x 8'7" (3.05 x 2.64)

UPVC double sliding doors to rear aspect, storage cupboard, ceiling coving.

Study

7'10" x 7'0" (2.41 x 2.15)

UPVC double glazed window, side aspect, ceiling coving.

Kitchen

10'0" x 9'5" (3.05 x 2.88)

Refitted. UPVC double glazed window to rear aspect, UPVC obscure half glazed door to lobby, Shaker style wall and base mounted units with drawers, tiled splash backs, bespoke concrete work surfaces, space for cooker, space/plumbing for washing machine, space/plumbing for dishwasher, stainless steel sink with drainer and mixer tap over, wooden laminate flooring, ceiling coving.

Inner Lobby

Wooden glazed door to rear garden, wooden door to integral garage.

Downstairs Cloakroom

Glazed window to rear lobby, pedestal wash hand basin with vanity under and low level W/C, wall panelling ceiling coving, herringbone effect flooring.

First Floor

First Floor Landing

UPVC double glazed window to side aspect, airing cupboard, doors to;

Bedroom One

12'10" x 8'11" (3.92 x 2.73)

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

Bedroom Two

11'0" x 8'11" (3.36 x 2.72)

UPVC double glazed window to front aspect, ceiling spot lights.

Bedroom Three

9'1" x 7'11" (2.79 x 2.42)

UPVC double glazed window, ceiling spot lights.

Bedroom Four

9'3" x 8'0" (2.83 x 2.46)

UPVC double glazed window to rear aspect.

Family Bathroom

6'5" x 5'11" (1.98 x 1.81)

Refitted. UPVC obscure double glazed window to side aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin with vanity under, low level W/C, fully tiled splash backs, tiled flooring, ceiling spot lights, wall mounted heated towel rail.

Externally

Front Garden

Established shrubs and tree.

Rear Garden

Patio area, raised borders, laid to lawn, decorative stones, established plants, shrubs and trees, iron gate to side pathway, outside tap.

Garage

16'4" x 7'9" (4.98 x 2.37)

UPVC double glazed window to rear aspect, up and over door, power and light connected, off road parking for two vehicles in front.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band D

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.

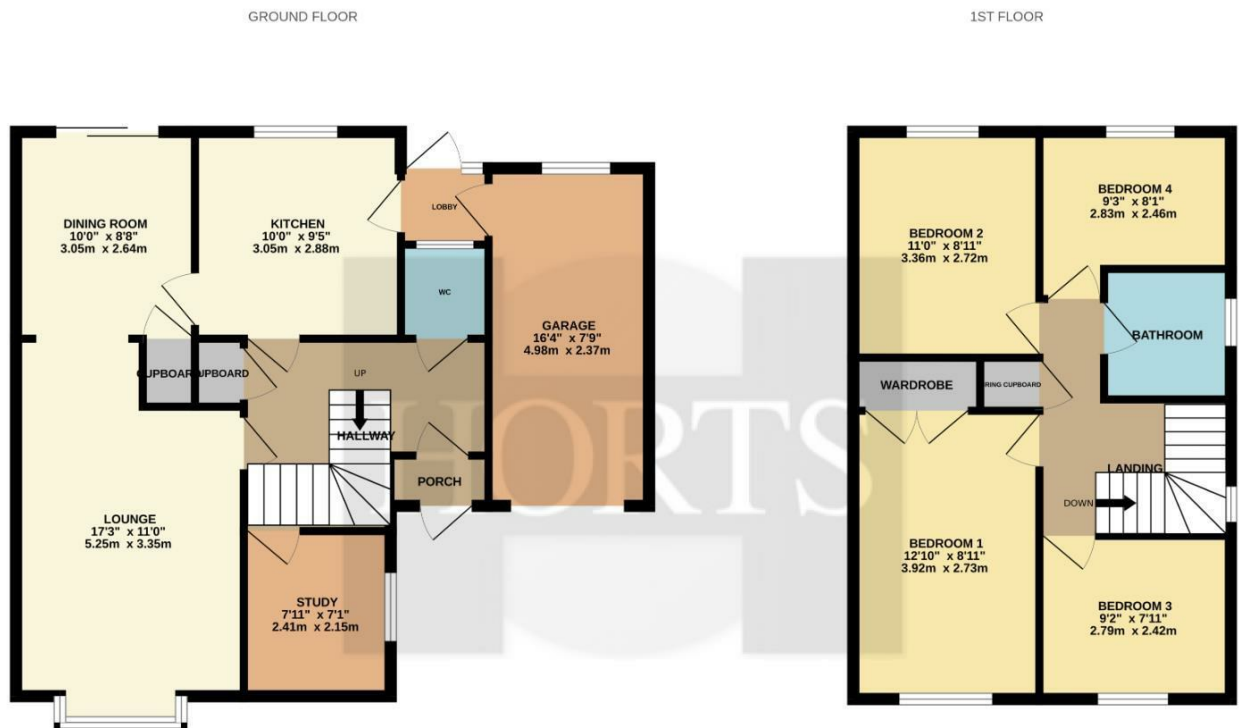
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.



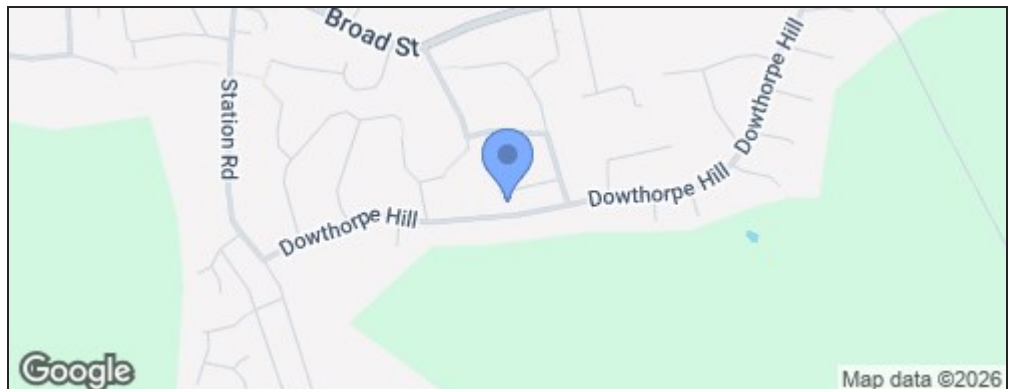






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		86
(69-80) C	72	
(55-68) D		
(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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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.