

**10 Hornby Road
Earls Barton
NORTHAMPTON
NN6 0LF**

Guide Price £295,000



- SEMI DETACHED HOUSE
- DUAL ASPECT LOUNGE
- THREE BEDROOMS
- VILLAGE LOCATION
- OFF ROAD PARKING

- DUAL ASPECT MODERN KITCHEN/DINER
- REFITTED BATHROOM
- BEAUTIFULLY PRESENTED
- LARGE SOUTH EASTERLY REAR GARDEN
- ENERGY EFFICIENCY RATING : C

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



PERSONAL • PROFESSIONAL • PROACTIVE

This spacious three-bedroom semi-detached family home is presented in excellent, show-home condition and benefits from an exceptionally large sunny, south easterly rear garden and a recently refitted bathroom.

Situated in the highly sought-after village of Earls Barton, the property offers well-balanced accommodation comprising a welcoming lounge, a modern kitchen/diner, utility room, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a stylish completely refitted family bathroom.

Externally, the home boasts a generous south easterly rear garden, ideal for families and entertaining and off-road parking to the side of the property.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Ground Floor

Entrance Hallway

Enter via a UPVC double glazed front door into the entrance hallway, stairs to first floor landing, tiled effect flooring with solid wooden doors to;

Lounge

16'10" x 10'11" (5.15 x 3.34)

Dual aspect. UPVC double glazed windows to front aspect, UPVC double glazed window to rear aspect, feature electric fireplace.

Kitchen/Diner

16'10" x 13'1" (5.15 x 3.99)

Dual aspect. UPVC double glazed window to front aspect, UPVC obscure glazed door to rear garden. A range of floor and eye level units with roll top work surfaces and tiled splash backs, built-in appliances to include an oven, five ring Bosch induction hob with extractor hood over, integrated dishwasher, space for American fridge/freezer, one and a half bowl composite sink with drainer and mixer tap over, ceiling spot lights, solid wooden door to;

Utility Room

Space/plumbing for a washing machine, ceiling spot lights, door to;

Downstairs Cloakroom

UPVC obscure double glazed window to rear aspect, low level W/C, wash basin, ceiling spot lights, wooden laminate flooring, feature wall panelling.

First Floor

First Floor Landing

UPVC double glazed window to rear aspect, loft hatch entrance, two built-in storage cupboards, solid wooden doors leading to;

Bedroom One

14'2" x 11'1" (4.34 x 3.40)

Two UPVC double glazed windows to the front aspect, built-in fitted double wooden wardrobes with clever storage features.

Bedroom Two

13'5" x 11'1" (4.11 x 3.40)

Two UPVC double glazed windows to the front aspect, loft access.

Bedroom Three

8'9" x 7'11" (2.68 x 2.43)

UPVC double glazed window to the rear aspect.

Family Bathroom

9'4" x 5'6" (2.85 x 1.68)

Completely refitted. Two UPVC obscure windows to rear aspect, three piece suite to include P-shaped bath with Amazon rainfall shower and further hand held shower attachment over, pedestal wash hand basin with storage under, low level W/C, fully tiled splash backs, tiled flooring, ceiling spot lights, wall mounted heated towel rail.

Externally

Front Garden

Front garden is mainly laid to lawn with a low-level picket fence and a block paved driveway leading to the side of the property with off-road parking for at least two vehicles.

Rear Garden

Sunny South Easterly aspect. Larger than average rear garden, laid to lawn, covered patio area and a garden shed, gated rear access, fully surrounded by wooden panel fencing.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band: B

Local 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 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

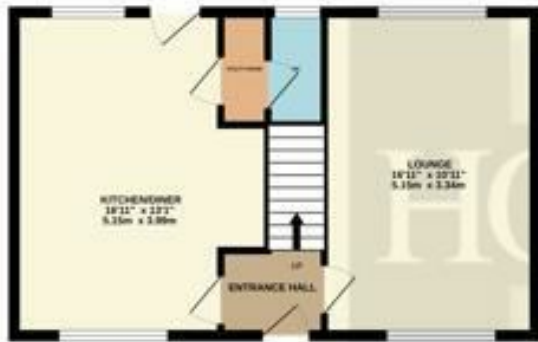
residents, representing local needs, look no further.

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.





GROUND FLOOR

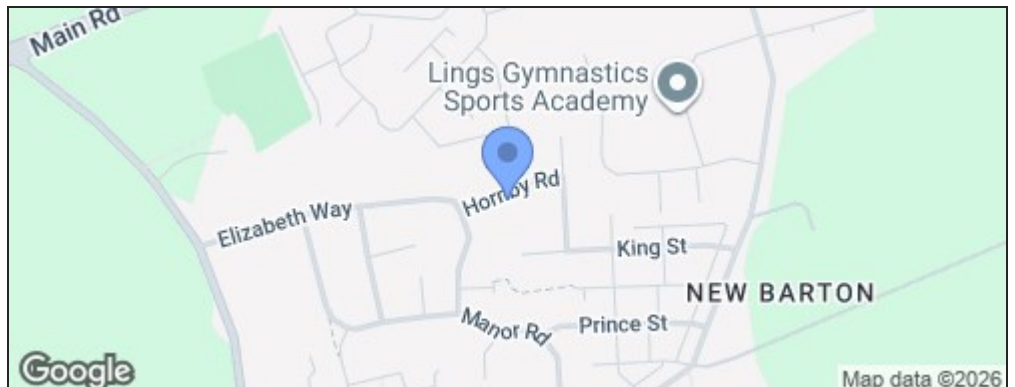


1ST FLOOR



While 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.
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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		



Disclaimer

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.