24 Sheffield Way
Earls Barton
NORTHAMPTON
NN6 0PF

£290,000

- THREE BEDROOMS
- LARGE CORNER PLOT
- VILLAGE LOCATION
- OFF ROAD PARKING
- SEMI DETACHED
- IN NEED OF LIGHT REFURBISHMENT
- NO ONWARD CHAIN
- ENERGY EFFICIENCY RATING : TBC

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Located in the charming village of Earls Barton, this delightful semi-detached house on Sheffield Way offers a perfect blend of comfort and convenience. Built between 1980 and 1989, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing an excellent space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas. The house features three well-proportioned bedrooms, each offering ample space for personalisation and comfort. These rooms are perfect for family members or can easily be transformed into a home office or guest room, depending on your needs.

The property includes a well-appointed bathroom, designed for both functionality and style, catering to the daily routines of modern living. The kitchen area, while not specified, is likely to be a practical space that complements the overall charm of the home.

One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and ensures that you and your guests can park with ease.

The location in Earls Barton is particularly appealing, offering a friendly community atmosphere with local amenities and green spaces nearby. This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Whether you are a first-time buyer or looking to settle down, this property is well worth considering.

Ground Floor

Entrance Hallway
Enter via a double glazed UPVC front door with double glazed side panels into the entrance hallway. Stairs rising to the first floor with an under stairs storage cupboard and a radiator. Door to;

Lounge/Diner
22'10" x 10'3" (6.96 x 3.13)
Double glazed window to the front aspect and double glazed patio doors leading to the rear garden. Double radiator and door to;

Kitchen
11'6" x 7'8" (3.53 x 2.35)
A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Inset single bowl sink with drainer and mixer taps. Built in electric oven and hob with plumbing for washing machine. Double glazed window to the rear aspect, tiled flooring and a double glazed door leading to the rear garden.

First Floor

First Floor Landing
First floor landing with double glazed window to the side aspect, built-in airing cupboard and loft access.

Bedroom One
11'8" x 10'3" (3.57 x 3.14)
Double glazed window to the front aspect and a radiator.

Bedroom Two
10'11" x 10'4" (3.34 x 3.15)
Double glazed window to the rear aspect and a radiator.

Bedroom Three
8'0" x 7'1" (2.44 x 2.17)
Double glazed window to the front aspect and a radiator.

Family Bathroom
Three piece suite comprising WC, pedestal wash basin and a bath with shower over and shower screen. Fully tiled walls and a chrome radiator. Double glazed obscure window to the rear aspect.

Externally

Front Garden
Mainly laid to gravel with a drive to the side with parking for at least two cars.

Rear Garden
Enclosed rear garden situated on a large corner plot. Low maintenance garden with laid to lawn, patio and gravel areas.

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.

TOTAL FLOOR AREA : 950sq.ft. (88.3 sq.m.) approx.

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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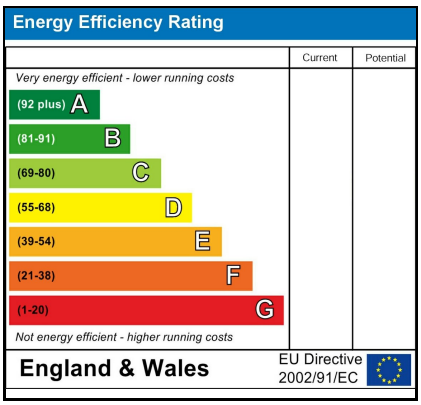

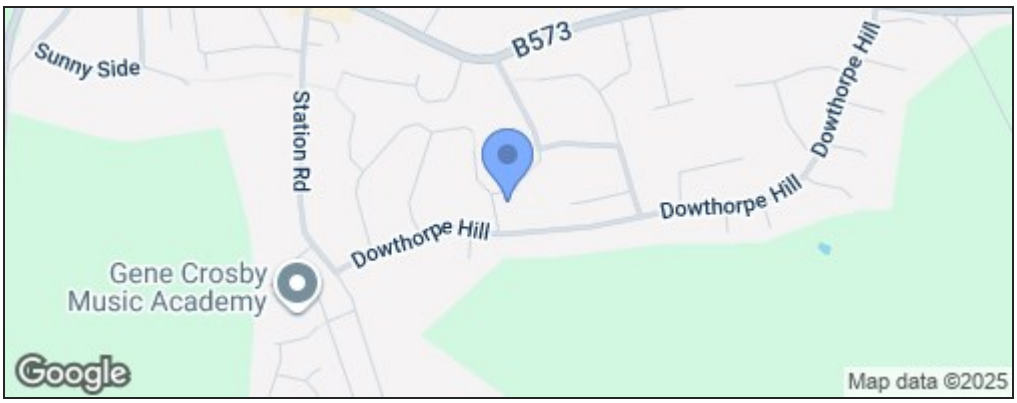

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