

**18 Wellingborough Road
Earls Barton
NORTHAMPTON
NN6 0JR**

Guide Price £725,000



- **INDIVIDUAL BESPOKE DESIGN**
- **SEPARATE RECEPTION ROOMS**
- **UTILITY ROOM**
- **GAMES ROOM**
- **CLOSE TO VILLAGE AMENITIES**

- **FOUR/FIVE BEDROOM DETACHED**
- **KITCHEN/DINER**
- **SOUTH EASTERLY REAR GARDEN WITH FIELD VIEWS**
- **DOUBLE GARAGE WITH MULTIPLE 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

Situated on Wellingborough Road in the popular and traditional village of Earls Barton, this detached home offers generous living space and a flexible layout suited to family life. The property has an individual design and includes four to five well-sized double bedrooms, providing plenty of room for growing families or those needing additional workspace.

Inside, there are three reception rooms that offer a variety of uses, whether for relaxing, entertaining, or working from home. The kitchen/diner forms a central part of the home and provides a comfortable space for everyday meals as well as social gatherings. A separate games room adds further versatility and could also be adapted for hobbies or additional living space, or create a fifth bedroom.

The property includes two refitted bathrooms, helping to ensure practicality for busy households.

Outside, the spacious south-easterly facing rear garden enjoys open views and offers a pleasant outdoor space for relaxing, gardening, or spending time with family and friends. To the front, there is ample off-road parking for several vehicles, along with a double garage.

Earls Barton offers a range of local amenities including shops, schools, and leisure facilities, all within easy reach. Combining space, flexibility, and a convenient village location, this property presents a great opportunity for those looking to settle in this well-regarded community. Don't miss a rare opportunity to make this remarkable house your new home.

Entrance Porch

Impressive full length storm porch, two pillars, external lighting.

Entrance Hall

Enter via UPVC double doors with obscure wing windows into spacious hallway, feature staircase to first floor landing, Herringbone LVT flooring, two feature stain glass windows, ceiling spot lights, doors to;

Sitting Room/Lounge

34'6" x 14'0" (10.53 x 4.29)

Enter via wooden glazed double doors. Triple aspect. UPVC bay window to front aspect, UPVC bay window to rear aspect, two UPVC French doors to into conservatory, feature log burner with stone mantle, plinth and surround, two ceiling roses.

Snug

17'10" x 12'5" (5.45 x 3.79)

Enter via wooden glazed door. UPVC bay window to front aspect, feature fireplace with brick surround and hearth alongside wooden mantle, ceiling coving, ceiling spot lights.

Kitchen/Diner

22'3" x 21'10" (6.79 x 6.68)

Enter via wooden glazed door. Triple aspect. UPVC double glazed window to rear aspect, UPVC sliding doors to rear garden, two UPVC windows to side aspect, modern wall and base mounted units with drawers and clever storage features, integrated Range cooker with extractor hood over, integrated fridge, Quartz work surfaces, tiled splash backs, one and a half bowl stainless steel sink with drainer and mixer tap over, Herringbone LVT flooring, ceiling spot lights, ceiling coving, archway into dining room, views over field to rear.

Utility

14'4" x 11'3" (4.38 x 3.45)

Enter via wooden glazed door. UPVC obscure double glazed door to rear garden, UPVC double glazed windows to rear aspect, based mounted units and drawers, space for washing machine, space for dish-washer, roll top work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over, ceiling spot lights, doors to;

Downstairs Cloakroom

UPVC double glazed door to side aspect, UPVC double glazed windows to side aspect, pedestal wash hand basin with close coupled low level W/C, tiled flooring, tiled splash backs, ceiling spot lights, wall mounted heated towel rail, space for spin dryer.

Conservatory

22'4" x 13'1" (6.82 x 4.01)

P-Shaped. Dwarf brick wall, UPVC windows with French doors leading to rear garden, wooden laminate flooring, power and light connected.

First Floor Landing

Feature wooden staircase to first floor gallery landing, obscure glazed window to en-suite, wooden laminate flooring, wooden doors to;

Bedroom One

18'11" x 14'0" (5.78 x 4.29)

Enter via solid wooden door. UPVC double glazed window to rear with views over field, LVT flooring, door to en-suite;

En-Suite To Bedroom One

9'2" x 6'1" (2.81 x 1.86)

UPVC French doors to rear aspect with wing windows, white suite to include panel bath with hand held shower attachment over, pedestal wash hand basin with close coupled low level W/C, tiled flooring, fully tiled splash backs.

Bedroom Two

17'5" x 13'0" (5.31 x 3.97)

Enter via solid wooden door, UPVC double glazed window to front aspect, wooden laminate flooring, door to games room/bedroom five.

Bedroom Three

13'0" x 12'9" (3.97 x 3.90)

Enter via solid wooden door, UPVC double glazed window to rear aspect with views over field, loft hatch entrance.

Bedroom Four

14'0" x 11'3" (4.29 x 3.43)

Enter via solid wooden door, UPVC double glazed window to front aspect, wooden laminate flooring.

Bedroom Five/Games Room

21'8" x 16'8" (6.62 x 5.10)

Enter via solid wooden door, UPVC double glazed window to side aspect, wooden laminate flooring, storage space in eaves, ceiling spot lights.

Shower Room

9'2" x 7'3" (2.81 x 2.21)

Obscure UPVC double glazed window to front aspect, double walk in Amazon rainfall shower with extra separate hand held shower attachment over, panel board splash backs, further tiled splash backs, tiled flooring, ceiling spot lights, pedestal wash hand basin with storage under and close coupled low level W/C ceiling spot lights.

Front Garden/Driveway

Enter via five bar wooden gate attached to solid brick wall onto private driveway set back from the road, established trees, decorative stones, external lighting, off road parking for up to six vehicles.

Rear Garden

Spacious rear garden with sunny south easterly aspect and views over field to rear, expansive laid to lawn, three patio areas, raised borders, sunken pond, decorative stones, large wooden summer house, wooden storage shed, greenhouse, external power sockets, outside tap, wooden side gate to front aspect, fully surrounded by wooden panel fencing.

Double Garage

20'6" x 16'8" (6.26 x 5.10)

Two separate wooden double doors leading to open plan double garage, sealed flooring, power and light connected, obscure windows to either side, obscure door to side.

Agents Notes

North Northamptonshire Council

Tax Band E

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.

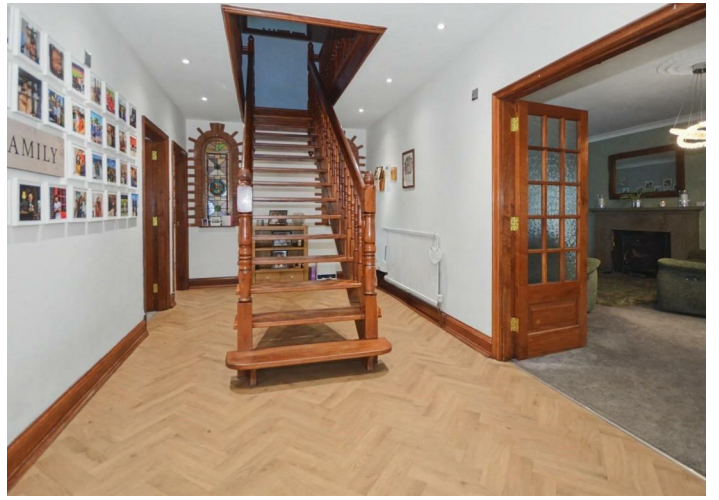
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

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.

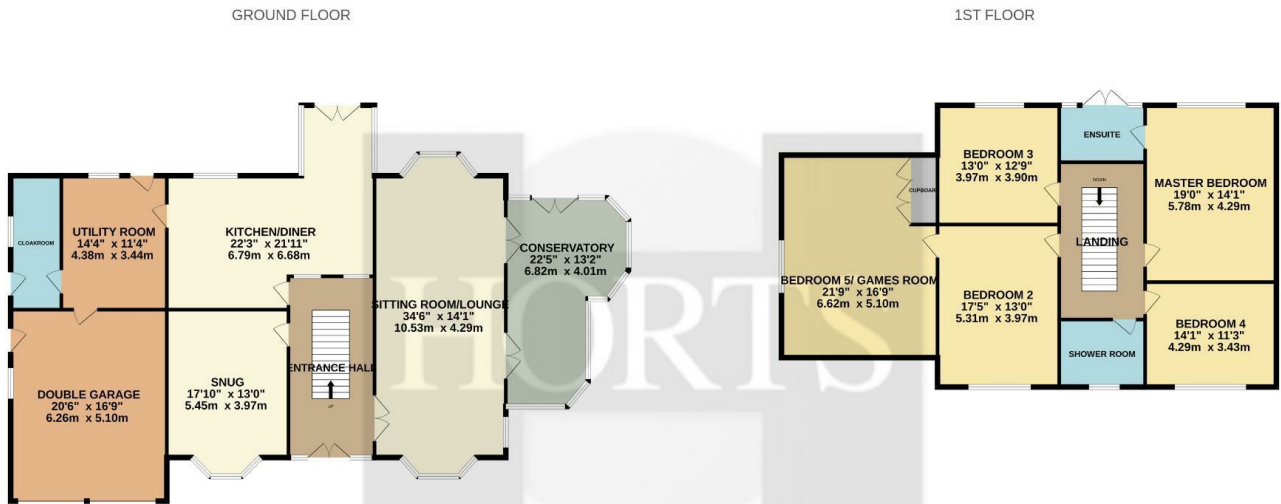
A move to Earls Barton will give you back your time and your peace of mind. There is an

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	69	78
(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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