44 Elizabeth Way
Earls Barton
NORTHAMPTON
NN6 0HP

Guide Price £342,500

- EXTENDED SEMI DETACHED
- AMPLE PARKING
- BEAUTIFUL LARGE GARDEN
- GARDEN ROOM
- MODERN KITCHEN
- THREE BEDROOMS
- VILLAGE LOCATION
- GARAGE AND EV CHARGING POINT
- UTILITY ROOM
- ENERGY EFFICIENCY RATING : D

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Located in the ever popular village of Earls Barton, this delightful semi-detached house on Elizabeth Way offers a perfect blend of comfort and convenience. Built in the late 1960s, the property boasts a warm and inviting atmosphere, making it an ideal family home.

Upon entering, you will find two spacious reception rooms and a garden room that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space.

The property features three bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for families, guests, or even a home office, catering to a variety of needs. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the generous parking space, accommodating up to four vehicles. This is a rare find in the area and adds to the practicality of the property, making it ideal for families with multiple cars or for those who enjoy hosting visitors.

The location in Earls Barton is particularly appealing, with its friendly community atmosphere and local amenities just a stone's throw away. You will find shops, schools, and parks within easy reach, making daily life convenient and enjoyable.

In summary, this semi-detached house on Elizabeth Way presents an excellent opportunity for those seeking a comfortable family home in a desirable location. With its spacious reception rooms, three bedrooms, and ample parking, it is a property that truly deserves your attention.

Ground Floor

Entrance Porch
Enter via a composite double glazed front door into the entrance porch with double glazed windows to both side aspects. Tiled flooring and a single radiator . Double glazed door to;

Entrance Hallway
Entrance hallway with stairs rising to first floor. Single radiator and Oak flooring with door to;

Kitchen
10'9" x 10'5" (3.28 x 3.20)
A range of floor and eyelevel high gloss modern kitchen units with matching Quartz worktops and splashbacks. A single bowl inset sink with drainer and mixer taps. A built in electric double oven and induction hob. Built in dishwasher and fridge. Double glazed window to front aspect with LVT flooring and opening to;

Dining Room
11'4" x 8'5" (3.47 x 2.58)
Oak flooring throughout running through into the lounge with a modern upright radiator and opening through to lounge.

Lounge
17'5" x 15'3" (5.32 x 4.67)
Feature brick built fire place with a wood burning stove. Double glazed window to side aspect and double glazed sliding doors leading to garden room. Double radiator and Oak flooring.

Garden Room
14'2" x 9'10" (4.33 x 3.00)
Tiled flooring and a double radiator. Double glazed windows overlooking the rear gardens with double glazed French doors.

Downstairs Cloakroom
Two piece suite comprising a WC and a wash-basin housed in a storage unit. A window to side aspect with a built-in storage cupboard and Oak flooring.

Utility Room
8'11" x 7'1" (2.73 x 2.17)
Floor mounted storage units with matching worktops and tiling. Inset single bowl sink with drainer and mixer taps with plumbing for washing machine. Double glazed door leading to rear garden and door leading to garage. Tiled flooring and a single radiator with a wall mounted central heating boiler.

First Floor

First Floor Landing
Loft access and built in airing cupboard

Bedroom One
11'10" x 10'5" (3.63 x 3.20)
A range of wall-to-wall built-in wardrobes with two double glazed windows to the front aspect and a radiator.

Bedroom Two
13'5" x 7'3" (4.09 x 2.21)
Built-in double wardrobes and double glazed window to front aspect and a radiator.

Bedroom Three
8'11" x 7'2" (2.72 x 2.20)
Double glazed window to rear aspect and a double radiator.

Bathroom
13'10" x 6'0" (4.23 x 1.83)
A modern four piece suite comprising WC, pedestal wash basin, corner bath unit and a walk-in double shower cubicle. Two double glazed obscure windows to rear aspect. Upright chrome ladder style radiator with tiling to water sensitive areas and built-in storage cupboards.

Externally

Front Garden
Mature front garden stocked with established bushes, shrubs and plants. A printed concrete driveway with parking for several cars leading to garage.

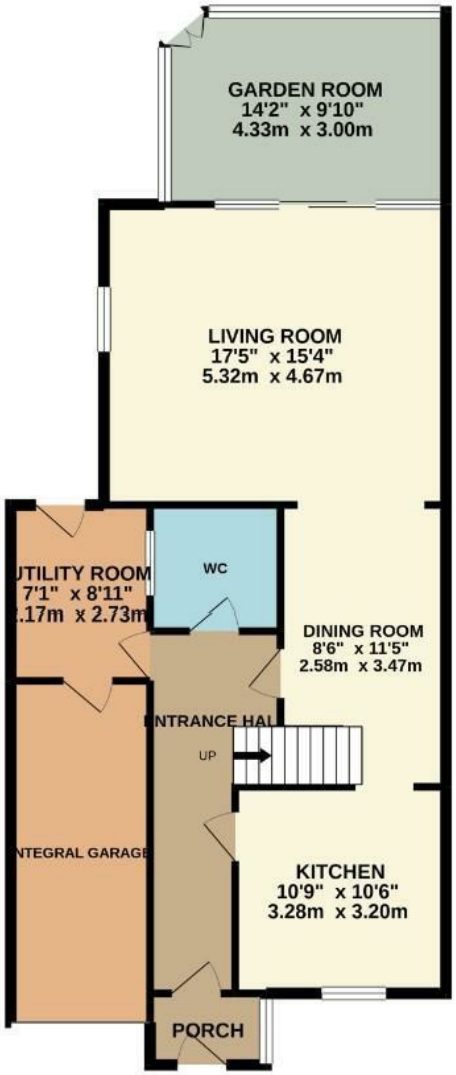
Rear Gardens
A beautifully landscaped mature rear garden mainly laid to lawn and stocked with mature trees, bushes, shrubs and plants. Stretching to approximately 100 foot in length the gardens are beautifully maintained by the current owner. There is also a garden shed, greenhouse and patio area.

Integral Garage
Integral single garage with electric roller shutter door and an EV charging point. Fitted with power and light with a rear access door.

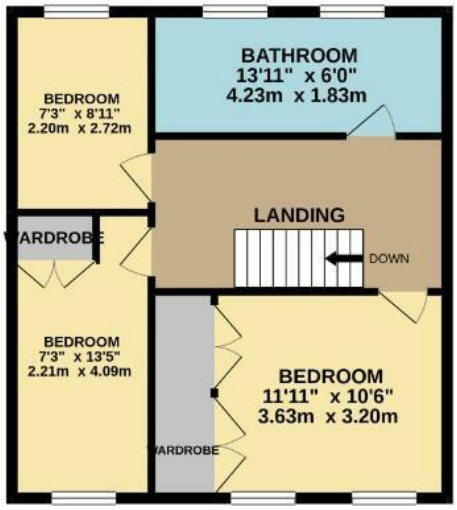
Local Rea and Information

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 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.

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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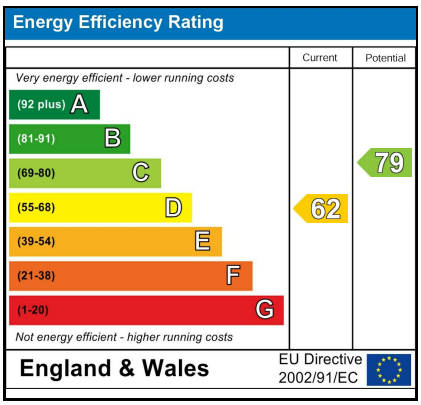

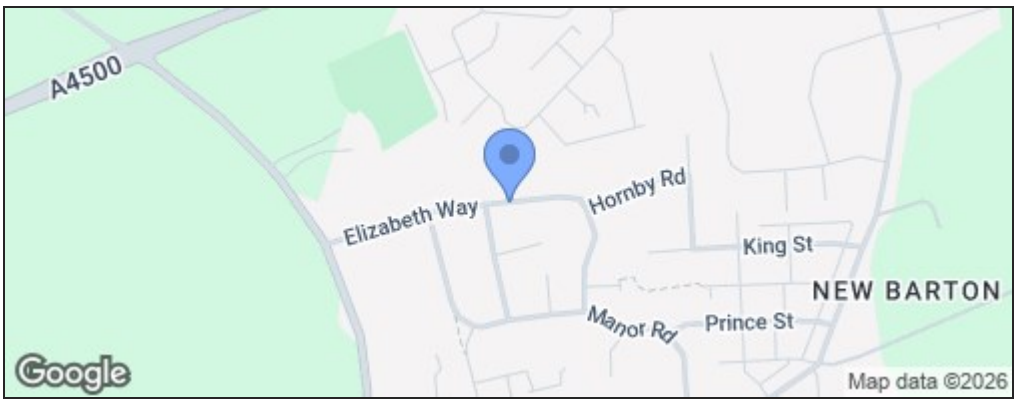

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