9 Bowlers Yard
Earls Barton
NORTHAMPTON
NN6 0JY

£275,000

- THREE BEDROOMS
- CENTRAL VILLAGE LOCATION
- ALLOCATED PARKING SPACES
- ENERGY EFFICIENT HOME
- MODERN TOWN HOUSE
- TWO BATHROOMS
- NO ONWARD CHAIN
- ENERGY EFFICIENCY RATING : B

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Located in the heart of the charming village of Earls Barton, Northampton, this delightful mid-terrace home at Bowlers Yard offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The home boasts two modern bathrooms, ensuring that morning routines run smoothly for all occupants. The contemporary design and thoughtful layout make this home both functional and stylish, catering to the needs of modern living.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles. This is a significant advantage in a village setting, where parking can often be a challenge.

Earls Barton is known for its community spirit and local amenities, making it a desirable location for those looking to settle in a friendly environment. With easy access to nearby Northampton, residents can enjoy a range of shopping, dining, and recreational options.

In summary, this mid-terrace home at Bowlers Yard presents an excellent opportunity for anyone seeking a comfortable and well-located home in Earls Barton. With its spacious bedrooms, modern bathrooms, and convenient parking, it is a property that should not be missed.

Ground Floor

Entrance Hallway
Enter via a composite front door into the entrance hallway with stairs rising to the first floor, built-in storage cupboard, radiator and Oak flooring. Door to;

Downstairs Cloakroom
A modern two piece suite comprising a WC and wash basin housed in a storage cabinet. Tiled walls and flooring with a double glazed window to the front aspect and a single radiator.

Living Area
22'1" x 14'9" (6.75 x 4.51)
Open plan living area with a double glazed window to the front aspect and Oak flooring. The kitchen area consists of a range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary brick effect tiling. Built in appliances to include a dishwasher, washing machine, gas hob and electric oven with a one and a half bowl inset sink with drainer and mixer taps. A double glazed window to the rear aspect and double glazed French doors leading to the rear garden.

First Floor

First Floor Landing
First floor landing with a built in airing cupboard, ceiling spotlighting, double glazed window to front aspect and stairs rising to top floor.

Bedroom Two
9'8" x 7'11" (2.97 x 2.42)
Double glazed French doors leading to a Juliet balcony to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three
9'9" x 7'10" (2.98 x 2.41)
Double glazed window to the front aspect, built-in wardrobes and a radiator.

Family Bathroom
Modern three-piece suite comprising a WC, wash basin and bath with shower over. Fully tiled walls and flooring with double glazed obscure window to the rear aspect and an upright chrome radiator.

Top Floor

Top Floor Landing
Top floor landing with two double glazed windows to the front aspect, a built-in storage cupboard and door to;

Master Bedroom
13'1" x 11'8" (4.01 x 3.58)
Master bedroom with a range of built-in wardrobes, double glazed Velux window to the rear, built-in storage cupboard, radiator and ceiling spotlighting . Door to;

En Suite
A modern three suite comprising a WC, wash basin and a walk-in shower cubicle. Tiling to floor and walls and a double glazed roof light and an upright chrome radiator.

Externally

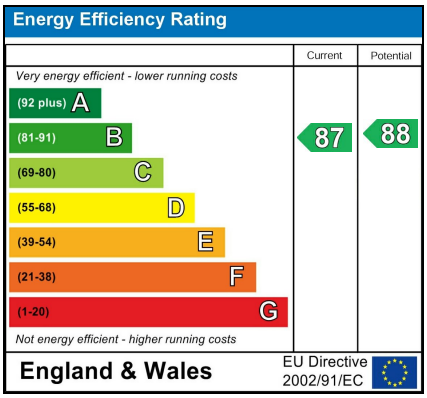
Rear Garden
Mainly laid to lawn with a patio area, garden shed and gated rear access.

Allocated Parking
The property benefits from two allocated parking spaces.

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.



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