144 Wellingborough Road
Earls Barton
NORTHAMPTON
NN6 0JS

Guide Price £550,000

- INDIVIDUAL BESPOKE DORMER BUNGALOW
- THREE BATHROOMS
- MODERN KITCHEN/DINER
- VIEWS TO REAR
- NO ONWARD CHAIN
- THREE BEDROOMS
- SEPARATE RECEPTION ROOMS
- LIFT TO FIRST FLOOR LANDING
- GARAGE WITH OFF ROAD PARKING
- ENERGY EFFICIENCY RATING B

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Set on Wellingborough Road in the sought-after village of Earls Barton, this individually designed detached dormer bungalow combines modern comfort with distinctive style in a peaceful edge-of-village setting and is offered to market with no onward chain.

Beautifully presented throughout, the property offers generous and versatile accommodation, including two spacious reception rooms ideal for both entertaining and everyday living. At the heart of the home is a well-appointed kitchen/diner, thoughtfully designed for family life and social gatherings alike.

There are three well-proportioned bedrooms and three bathrooms, including en-suite facilities, providing both comfort and practicality. A lift to the first floor adds a rare and valuable touch of convenience and practicality, making the home well suited to any potential range of lifestyles.

To the rear, the property enjoys attractive open views, creating a calm and private atmosphere, while off-road parking and a garage further enhances its appeal.

This exceptional bungalow is not just a home; it is a lifestyle choice, combining modern living with the charm of village life. With its future proof, thoughtful design and prime location, it is an opportunity not to be missed.

Entrance Hall
10'11" x 8'8" (3.35 x 2.66)
Enter via UPVC double glazed door with UPVC double glazed wing windows to either side leading to spacious entrance hall, coir matting, solid wooden flooring, ceiling spot lights, solid wooden staircase leading to first floor landing, solid wooden doors to;

Lounge
26'0" x 11'7" (7.93 x 3.55)
Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed door to rear garden, solid wooden flooring, wall mounted feature electric fire, ceiling spot lights, open plan leading to dining room.

Dining Room
13'10" x 10'11" (4.24 x 3.35)
UPVC double glazed window to rear aspect, solid wooden flooring, ceiling spot lights, bespoke fitted lift to first floor landing, double wooden glass panel doors to kitchen/diner.

Kichen/Diner
16'10" x 13'10" (5.14 x 4.24)
UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect, modern wall and base mounted units with drawers incorporating clever storage features and soft touch closure, integrated oven and grill, integrated microwave, integrated gas hob with extractor hood over, space for American fridge/freezer, space for dish-washer, roll top work surfaces, tiled splash backs, tiled flooring, ceiling spot lights, sink with drainer and mixer tap over, solid wooden door to utility.

Utility
16'9" x 7'4" (5.13 x 2.25)
UPVC double glazed door with wing window to side aspect, modern wall and base mounted units and drawers, roll top work surfaces, tiled splash backs, tiled flooring, spaces for washing machine, spin-dyer, and further fridge and freezer, stainless steel sink with drainer and mixer tap over.

Bedroom Three/Study
13'6" x 11'6" (4.14 x 3.53)
UPVC double glazed window to side aspect, solid wooden flooring, ceiling spot lights, double wooden wardrobes/storage cupboards.

Shower Room
9'3" x 5'8" (2.83 x 1.74)
UPVC obscure double glazed window to side aspect, double walk-in shower, tiled splash backs, tiled flooring, wash hand basin with storage under, low level W/C, ceiling spot lights, chrome wall mounted heated towel rail.

First Floor

First Floor Landing
Dual aspect. Solid wooden dog leg staircase to first floor landing, double wooden Velux double glazed windows to rear aspect with views, further wooden Velux double glazed window to front aspect, solid wooden flooring, ceiling spot lights, bespoke lift access to entrance hall.

Bedroom One
14'6" x 11'0" (4.42 x 3.37)
Two double glazed wooden Velux windows to rear aspect, solid wooden flooring, ceiling spot lights, two double built-in wooden wardrobes.

En-Suite To Bedroom One
13'1" x 5'6" (4.00 x 1.69)
Obscure UPVC double glazed window to side aspect, walk-in double shower, wash hand basin with storage under, low level W/C, tiled splash backs, tiled flooring, ceiling spot lights, chrome wall mounted heated towel rail, door to airing cupboard.

Bedroom Two
11'8" x 11'6" (3.56 x 3.53)
UPVC double glazed window to front aspect, solid wooden flooring, ceiling spot lights, double wooden wardrobe, loft hatch entrance, door to;

En-Suite To Bedroom Two
11'7" x 5'3" (3.55 x 1.62)
Wooden double glazed Velux window to rear aspect, shower cubicle tiled floor to ceiling, wash basin with storage under, low level W/C, tiled flooring, tiled splash backs, ceiling spot lights, storage space in eaves.

Externally

Front Garden
Enter front garden via five bar wooden gate, established plants, shrubs, bushes and trees, decorative stones, two side gates on either side of the property leading to rear garden.

Rear Garden
Two patio areas, established plants, shrubs and bushes, storage shed, greenhouse, wooden panel fencing, views to rear.

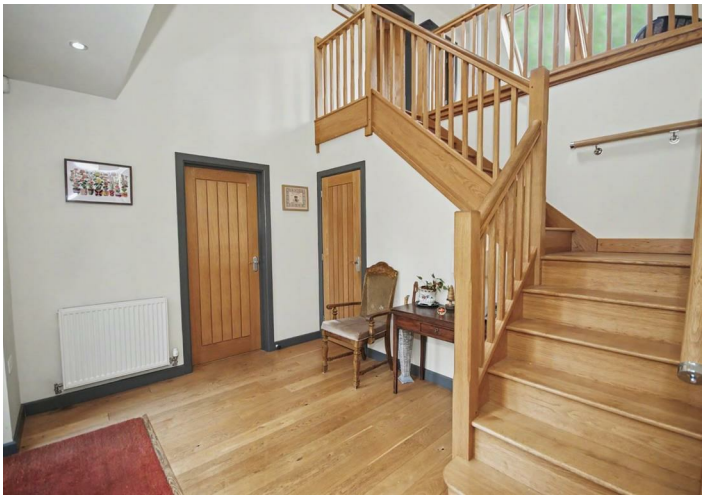
Garage
17'6" x 8'10" (5.35 x 2.70)
Up and over electric shutter door, power and light connected, off road parking for two vehicles.

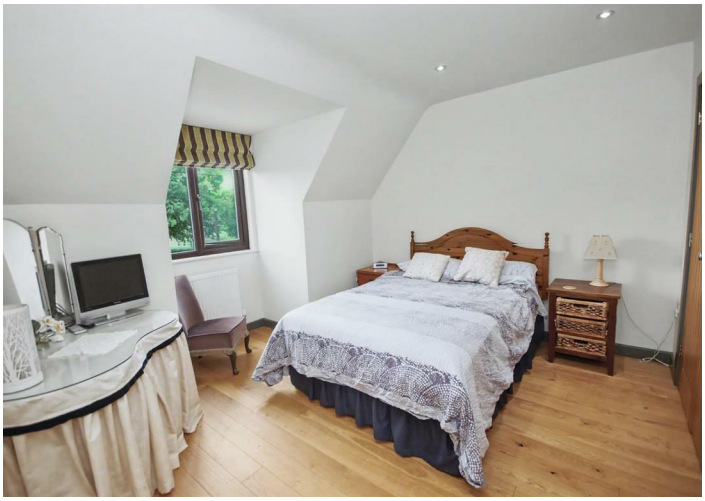
Off Road Parking
Enter driveway through wooden five bar gate, off road parking on driveway.

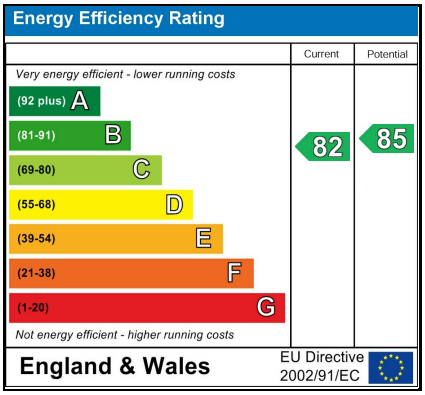
Agents Notes
North Northamptonshire Council
Tax Band F

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Earls Barton Local Area Information
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.







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