

**14 Elderton Way
Earls Barton
NORTHAMPTON
NN6 0FN**

Guide Price £265,000



- **MODERN END OF TERRACE**
- **LOUNGE/DINER**
- **SOUTHERLY REAR GARDEN**
- **OFF ROAD PARKING FOR TWO VEHICLES**

- **TWO DOUBLE BEDROOMS**
- **BEAUTIFULLY PRESENTED**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented modern two-bedroom end-terrace home, ideally located on Elderton Way in the popular village of Earls Barton. Situated on The Wickets development the property was built by Messrs David Wilson Homes in 2018.

The property offers a bright and spacious reception room, a contemporary kitchen, two well-proportioned bedrooms, and a modern bathroom. The south-facing rear garden provides an excellent outdoor space, perfect for relaxing or entertaining.

Further benefits include off-road parking for two vehicles and a quiet residential setting, while still being within easy reach of local amenities and transport links.

An ideal purchase for first-time buyers, small families, or those looking to downsize. Early viewing is highly recommended.

Ground Floor

Entrance Hall

Enter via a composite door, LVT flooring, stairs leading to first floor.

Kitchen

9'9" x 6'9" (2.98 x 2.06)

UPVC double glazed window to front aspect, Wall and base mounted units with drawers, roll top worktop surface with splashbacks, integrated electric oven, gas hob and stainless steel extractor hood over, space/plumbing for washing machine, space/plumbing for dishwasher. stainless steel sink with drainer and mixer taps over.

Lounge/Diner

14'2" x 13'6" (4.32 x 4.13)

UPVC double glazed French doors with wing windows into the rear garden. under stairs storage cupboard.

Downstairs Cloakroom

Obscure double glazed window to side aspect, Pedestal wash hand basin, low level W/C, LVT flooring.

First Floor

First Floor Landing

First floor landing with loft access.

Bedroom One

14'2" x 9'3" (4.32 x 2.83)

Two UPVC double glazed windows to the rear aspect.

Bedroom Two

12'1" x 7'5" (3.70 x 2.28)

Two UPVC double glazed windows to the front aspect with a built-in double wardrobe and a built in storage cupboard.

Family Bathroom

6'9" x 6'7" (2.06 x 2.01)

White suite comparing pf panel bath with shower over, pedestal wash basin, low level W/C, fully tiled splash backs, tiled flooring.

Externally

Front Garden

A mature established front garden stocked with mature plants and shrubs with two off-road parking spaces.

Rear Garden

Mature south facing rear garden mainly laid to lawn with a large patio area and gated side access.

Driveway

Off road parking for two vehicles.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band: B

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.

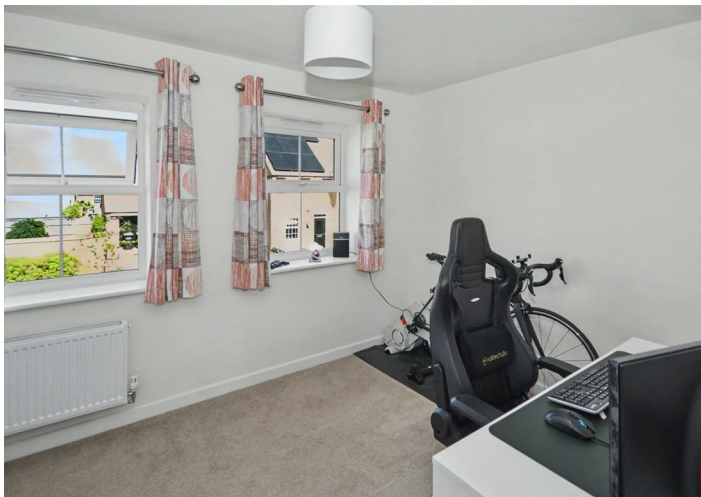
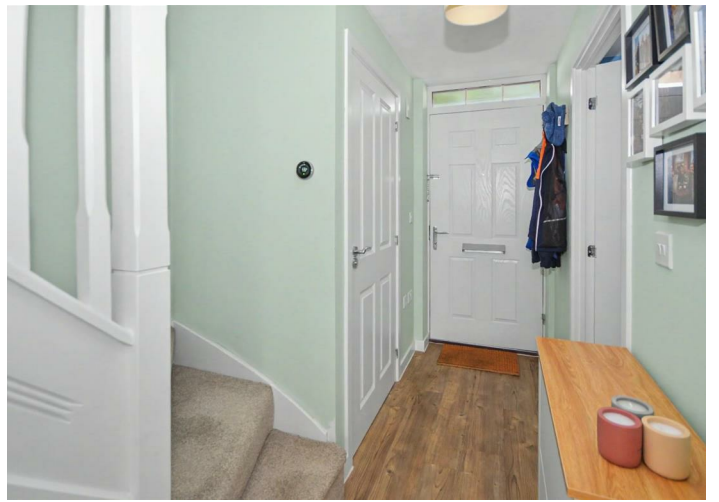
The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

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.

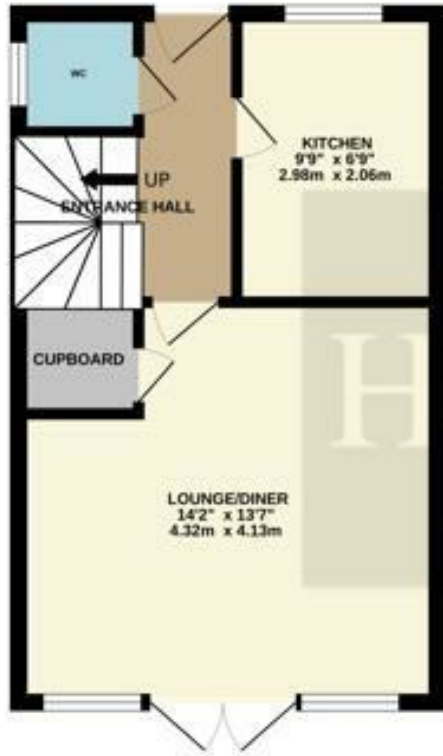
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.

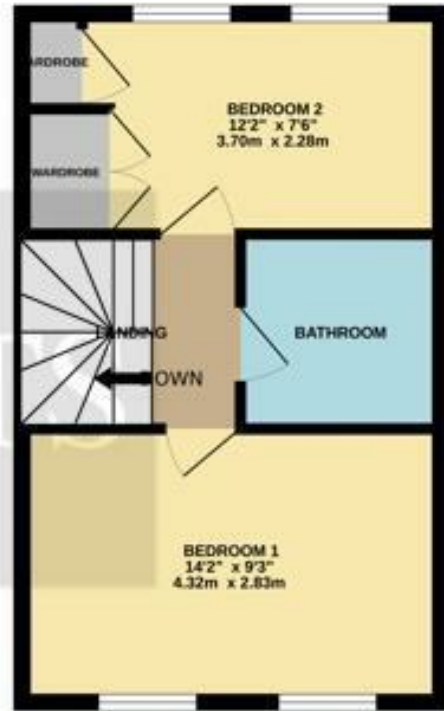




GROUND FLOOR



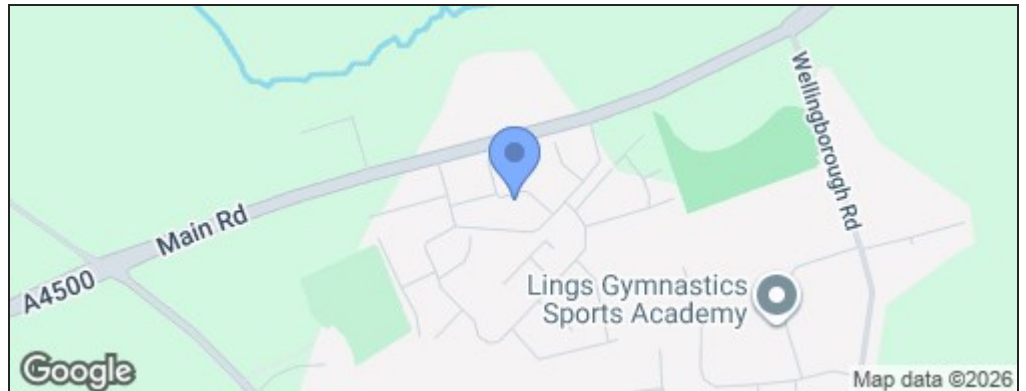
1ST FLOOR



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		97
(81-91) B	83	
(69-80) C		
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.