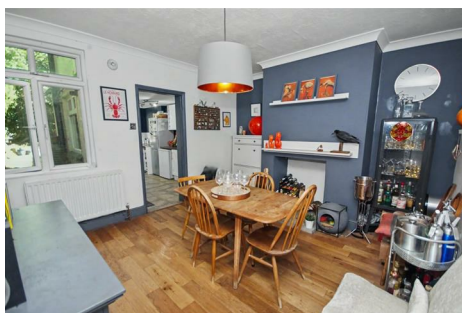


**8 North Road
Earls Barton
NORTHAMPTON
NN6 0LP**

Guide Price £260,000



- **END OF TERRACE**
- **ORIGINAL FEATURES**
- **VILLAGE LOCATION**
- **ALLOCATED OFF ROAD PARKING**
- **SEPARATE RECEPTIONS**

- **THREE BEDROOMS**
- **CLOSE TO AMENITIES**
- **DOWNSTAIRS CLOAKROOM**
- **NO ONWARD CHAIN**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Charming Three-Bedroom End-Terrace Home – No Onward Chain

Situated on North Road in the sought-after village of Earls Barton, this delightful three-bedroom end-terrace home combines character features with practical modern living.

The accommodation comprises two reception rooms, three well-proportioned bedrooms, and a family bathroom. Outside, the property benefits from a private rear garden and off-road parking for one vehicle.

Offered to the market with no onward chain, this attractive home is ideal for first-time buyers, families, or those looking to downsize. Conveniently located close to local amenities, schools, and transport links, an early viewing is highly recommended.

Ground Floor

Lounge

15'8" x 12'11" (4.78 x 3.94)

Dual aspect. Composite door with glass top, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, real fireplace with chimney and composite surround, ceiling coving, wooden flooring, storage cupboard.

Dining Room

12'7" x 11'9" (3.85 x 3.59)

UPVC double glazed window to rear, ceiling coving, chimney breast, wooden flooring, doors to;

Kitchen

14'1" x 7'11" (4.31 x 2.42)

Dual aspect. Double glazed window to front aspect, double glazed window to rear aspect, wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, space/plumbing for washing machine, space/plumbing for dish-washer, space for fridge freezer, space for cooker, stainless steel sink with drainer and mixer tap over, tiled flooring.

Downstairs Cloakroom

Obscure UPVC double glazed window to front aspect, floating wash hand basin, low level W/C, tiled flooring, tiled splash backs.

First Floor

First Floor Landing

Stairs to first floor landing, UPVC double glazed window to aspect, UPVC double glazed window to side aspect, storage cupboard, doors to;

Bedroom One

12'11" x 12'9" (3.96 x 3.90)

UPVC double glazed window to side aspect, original fireplace, wooden flooring.

Bedroom Two

11'9" x 9'5" (3.59 x 2.88)

Feature glazed internal window.

Bedroom Three

10'4" x 4'9" (3.15 x 1.45)

UPVC double glazed window to front aspect, wooden flooring, storage cupboard.

Family Bathroom

9'3" x 7'10" (2.84 x 2.39)

UPVC double glazed window to side aspect, white suite comprising of double shower, free standing bath, pedestal wash hand basin, low level W/C, tiled splash backs, tiled flooring, chrome wall mounted heated towel rail.

Externally

Rear Garden

Enter via solid wooden gate, patio area, laid to lawn, decorative stones, raised flower beds, established plants and shrubs, established hedgerow and trees, wooden storage shed, fully surrounded by brick wall and wooden panel fencing.

Off Road Parking

Allocated off road parking space.

Agents Notes

Local Authority: North Northampton Council:
Council Tax Band B

Local Area 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.

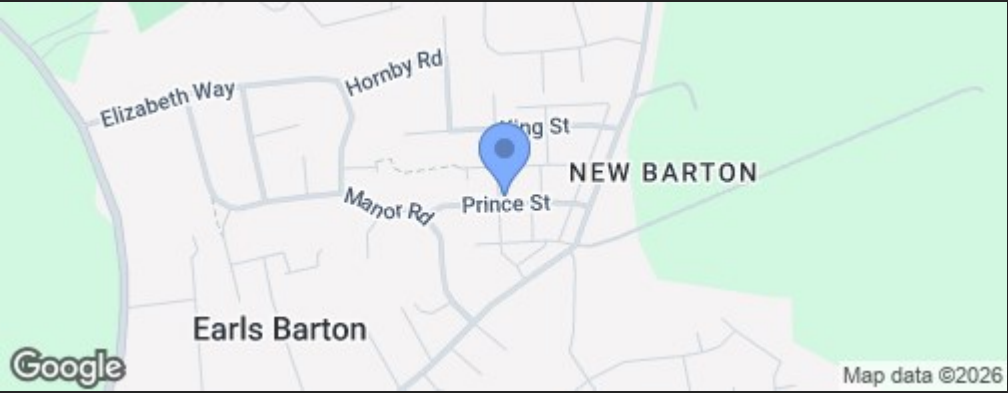
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.