15 Prince Street
Earls Barton
NORTHAMPTON
NN6 0LL

Guide Price £257,500

- VICTORIAN TERRACE
- SEPARATE RECEPTIONS
- FAMILY BATHROOM
- CLOSE TO VILLAGE AMENITIES
- TWO DOUBLE BEDROOMS
- KITCHEN AND UTILITY ROOM
- SOUTH FACING REAR GARDEN
- ENERGY EFFICIENCY RATING D

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A spacious two-bedroom Victorian terrace located in a the charming traditional village of Earls Barton. This characterful home features generous living areas, period details, and a bright, welcoming layout. Ideally positioned within walking distance of local amenities and scenic surroundings, it offers a perfect blend of historic charm and comfortable modern living.

This lovely family home is a must view and comprises in brief; entrance porch, entrance hall, lounge, dining room, kitchen and utility room. The first floor offers two spacious double bedrooms and a family bathroom. Externally the property benefits from a low maintenance south facing rear garden.

Entrance Porch
Original tiled step, overhead lighting.

Entrance Hall
UPVC obscure double glazed door with obscure topper above, stairs to first floor landing, doors to;

Lounge
13'0" x 11'3" (3.97 x 3.44)
Enter via solid oak door. UPVC double glazed window to front aspect, feature open fire with tiled hearth, plinth and solid wooden mantle, open plan into dining room.

Dining Room
13'5" x x 11'6" (4.09 x x 3.52)
UPVC double glazed window to rear aspect, feature cast iron open fire with tiled hearth, open plan with lounge, door to kitchen.

Kitchen
12'1" x 8'2" (3.70 x 2.50)
Enter via oak glazed door. Two UPVC double glazed window to side aspect, obscure UPVC door to rear garden, Shaker style wall and base mounted units with drawers featuring soft touch closure, roll top work surfaces, integrated oven with gas hob, tiled splash backs, tiled flooring, stainless steel sink with drainer and mixer tap over, under stairs storage cupboard.

Utility/Breakfast Room
8'10" x 8'0" (2.70 x 2.44)
UPVC double glazed window to side aspect, space for washing machine, space for fridge freezer, space for dish-washer, tiled flooring, roll top work surface.

First Floor Landing
Loft hatch entrance, doors to;

Bedroom One
16'6" x 11'2" (5.03 x 3.41)
Two UPVC windows to front aspect, chimney breast.

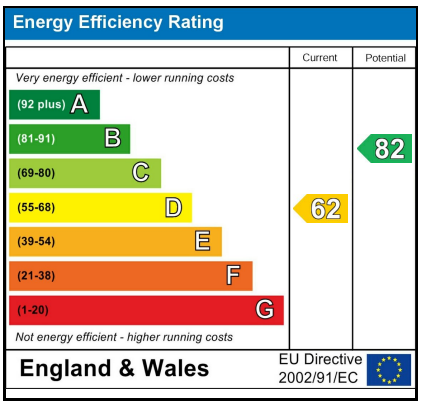
Bedroom Two
11'5" x 10'7" (3.50 x 3.24)
UPVC double glazed window to rear aspect, wall panelling, chimney breast.

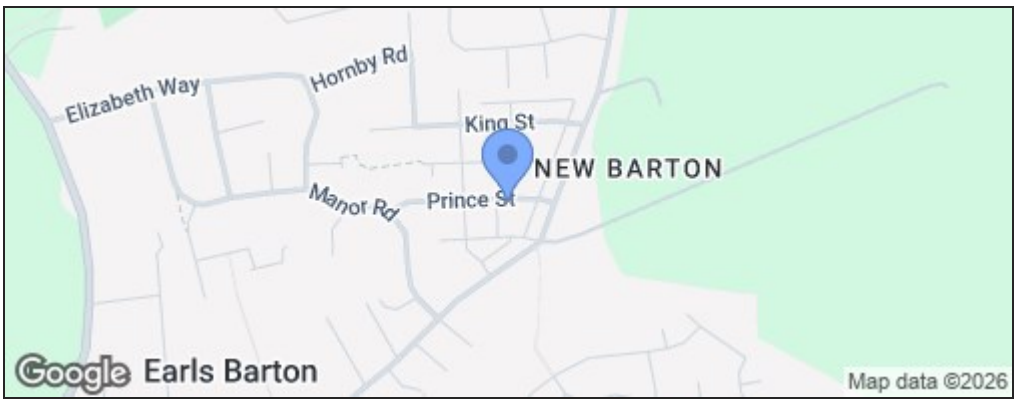
Family Bathroom
8'9" x 7'11" (2.68 x 2.42)
UPVC double glazed window to rear aspect, white suite to include panel bath with shower over, pedestal wash hand basin with storage under and close coupled W/C, half tiled splash backs.

Rear Garden
Southerly aspect, decorative stones, outside tap, covered patio area, storage shed, brick log store, outside lighting, fully surrounded by wooden panel fencing.

Agents Notes
North Northampton 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 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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