115 Compton Way
Earls Barton
NORTHAMPTON
NN6 0DE

Guide Price £235,000









- TWO BEDROOMS
- IMMACULATE CONDITION
- OFF ROAD PARKING
- FULLY FITTED KITCHEN
- POPULAR VILLAGE LOCATION
- EXTRA GARDEN SPACE POTENTIAL
- SINGLE GARAGE
- ENERGY EFFICIENCY RATING : C

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A lovely two-bedroom terraced home situated on Compton Way in the popular village of Earls Barton.
The property has a welcoming living room, garden room, fully fitted kitchen, two bedrooms, a well-presented bathroom and a private garden, making it a comfortable home for a couple, small family or anyone looking for a quieter village lifestyle.
Located close to the village's local shops, amenities and transport links, with easy access to Northampton and the surrounding area.
A great opportunity to make this much-loved house your own.

Ground Floor

Entrance Hallway
Upvc front door leading to entrance hallway with stairs rising to first floor and a double glazed obscure window to the side aspect. Door to;

Lounge
13'5" x 9'8" (4.11 x 2.96)
A feature fireplace with an electric fire with a double glazed window to the front aspect. Upright modern radiator, built-in storage cupboard and door to;

Kitchen/Diner
12'10" x 8'2" (3.92 x 2.51)
A range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary splashbacks. Single bowl inset sink with drainer and mixer taps. Built-in appliances to include an electric oven and hob, washing machine, dishwasher, fridge, and freezer. Double glazed window to the rear and door to garden room.

Garden Room
9'10" x 8'4" (3.02 x 2.56)
Light and airy garden room with double glazed French doors leading to a rear patio with laminate flooring and upright modern radiator.

First Floor

First Floor Landing
First floor landing with loft access and built-in airing cupboard.

Bedroom One
12'6" x 10'6" (3.83 x 3.22)
Two double glazed windows to the front aspect, a single radiator and a built-in storage cupboard.

Bedroom Two
8'7" x 6'3" (2.62 x 1.93)
A double glazed window to the rear aspect, built-in wardrobes and a single radiator.

Bathroom
Three-piece modern suite comprising WC, pedestal wash basin and a bath with shower over. Tiling to water sensitive areas and a double glazed obscure window to the rear aspect and a single radiator.

Externally

Front Garden
Beautifully maintained low maintenance front garden.

Rear Garden
Landscaped rear courtyard garden fully enclosed with a patio and seating area and gated rear access.

Garage
Single garage with an up and over garage door and fitted with power and light.

Parking
Off road parking space for one vehicle.

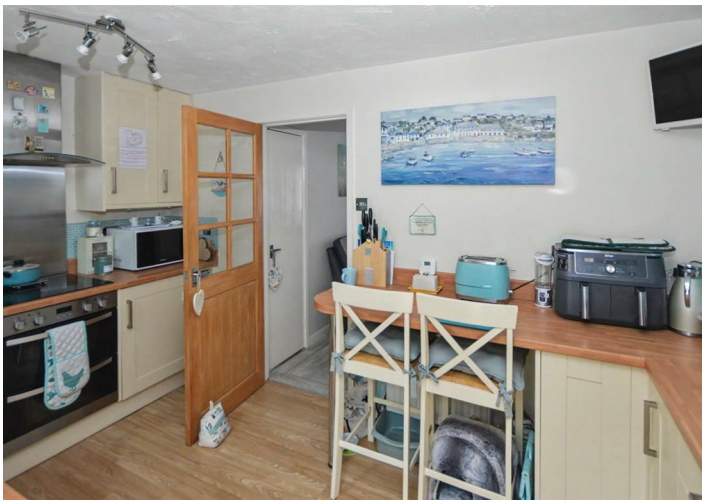
Extra Garden/Parking Space
To the rear of the garage is an added benefit with a gated area which could be used for extra parking or garden space.

Local Information

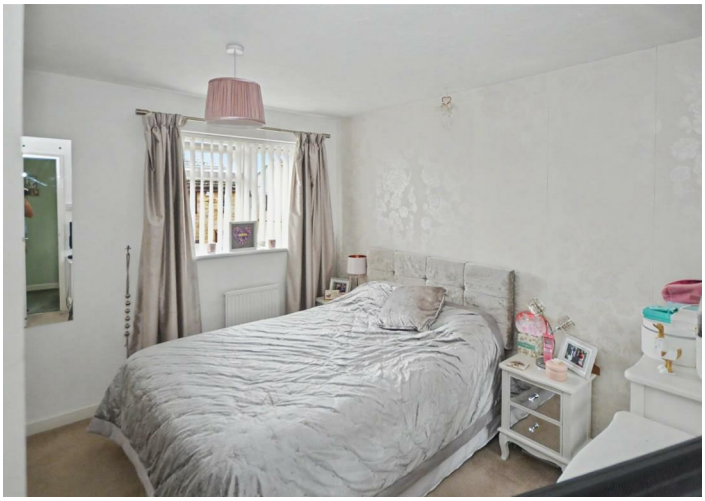
Earls Barton
Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. 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 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.

Agents Notes
Local Authority: North Northampton Council:
Council Tax Band B

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.









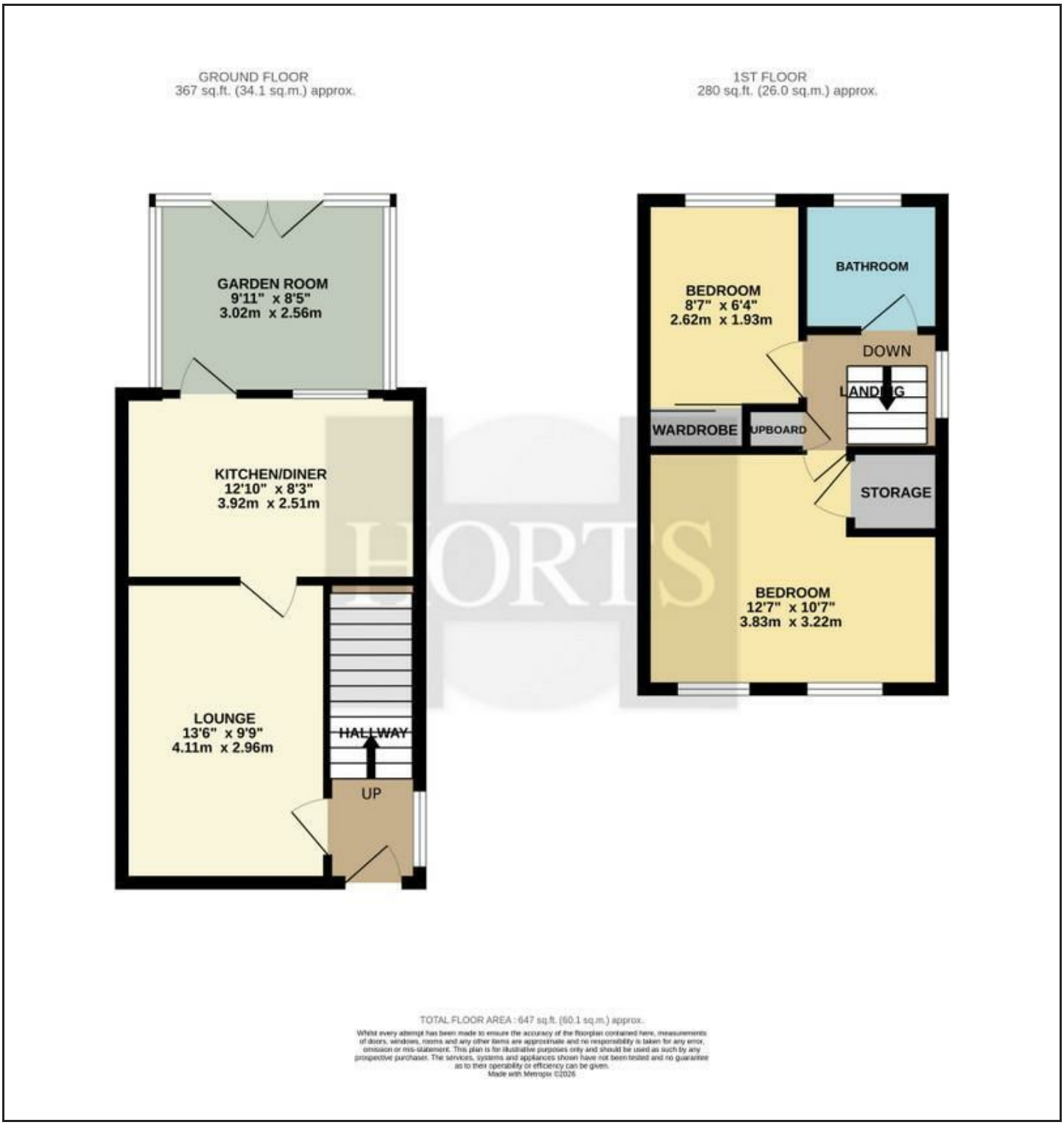


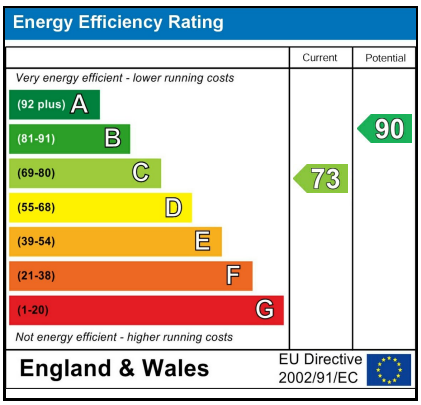


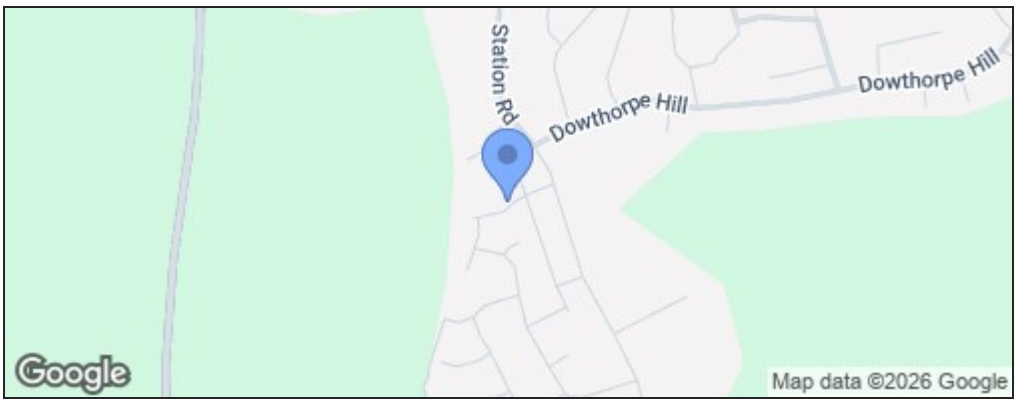





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