

**29 Victoria Street
Earls Barton
NORTHAMPTON
NN6 0LJ**

Guide Price £279,000



- VICTORIAN END OF TERRACE
- REFITTED KITCHEN
- TWO REFITTED BATHROOMS
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING

- SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- QUIET VILLAGE LOCATION
- SOUTHERLY REAR GARDEN
- ENERGY EFFICIENCY RATING D

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the traditional village of Earls Barton, this beautifully presented Victorian end terrace house on Victoria Street has been thoughtfully updated and enhanced by the current owners and offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property offers family friendly living over two floors and flexible living space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is the refitted kitchen, which boasts contemporary fixtures and ample storage. The property also features two refitted bathrooms.

The exterior of the house provides off road parking, a valuable asset in this desirable location. A low maintenance southerly facing rear garden tops off this property beautifully. The surrounding area is known for its community spirit and local amenities.

This Victorian gem combines traditional charm with modern updates, making it a must-see for anyone in search of a new home in Northamptonshire. Don't miss the opportunity to make this lovely property your own.

Ground Floor

Entrance Porch

Enter via solid wooden door with obscure glazed windows and glazed topper above, tiled flooring.

Entrance Hall

Enter via composite door incorporating obscure double glazed windows with glazed topper over, tiled flooring, ceiling coving, stairs to first floor landing.

Lounge

12'9" into bay x 12'9" (3.90 into bay x 3.90)

UPVC double glazed bay window to front aspect, chimney breast, Tv point, telephone point, open plan through archway into dining room.

Dining Room

12'9" x 11'5" (3.91 x 3.48)

UPVC double glazed French doors into rear garden, chimney breast, doorway to kitchen.

Kitchen

12'11" x 9'4" (3.95 x 2.85)

Dual aspect. UPVC French doors into rear garden, UPVC double glazed window to side aspect, 'Shaker' style wall and base mounted units with drawers incorporating soft touch closure and clever storage features, solid wooden work surfaces, tiled splash backs, integrated fridge/freezer, integrated dish-washer, one and a half bowl stainless steel sink with drainer and mixer tap over, wooden laminate flooring, under stairs storage cupboard.

Utility Area

2'11" x 2'9" (0.91 x 0.84)

UPVC obscure double glazed window to side aspect, space/plumbing for washer/dryer, solid wooden work surface, storage area.

Family Bathroom

9'6" x 8'8" max (2.92 x 2.65 max)

UPVC obscure double glazed window to side aspect, modern four piece suite to include panel bath with hand held shower attachment over, shower cubicle incorporating Amazon shower with hand held shower attachment over, pedestal wash hand basin with close coupled W/C, tiled splash backs, tiled flooring, chrome wall mounted heated towel rail.

First Floor

First Floor Landing

Loft hatch entrance, ceiling smoke alarm, doors to;

Bedroom One

16'2" x 11'5" (4.94 x 3.48)

Two UPVC double glazed windows to front aspect, ceiling coving, chimney breast.

Bedroom Two

11'3" x 10'5" (3.45 x 3.18)

UPVC double glazed window to rear aspect, chimney breast.

Bedroom Three

9'0" x 6'2" (2.76 x 1.89)

UPVC double glazed window to rear aspect, wooden laminate flooring.

Shower Room

6'2" x 6'0" (1.88 x 1.83)

UPVC double glazed window to side aspect, quadrant shower cubicle tiled floor to ceiling, pedestal wash hand basin with storage under, low level W/C, tiled flooring, tiled splash backs, extractor fan.

Externally

Front Garden

Low maintenance, surrounded by dwarf brick wall, established plants.

Rear Garden

Southerly aspect. Wraparound rear garden to include laid to lawn, two patio areas, established shrubs and plants, decorative stones, two outside taps, external lighting, wooden side gate to off road parking, fully surrounded by wooden panel fencing.

Off Road Parking

Off road parking adjacent to property.

Agents Notes

Local Authority: North Northamptonshire

Council tax Band: B

Local Area and 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.

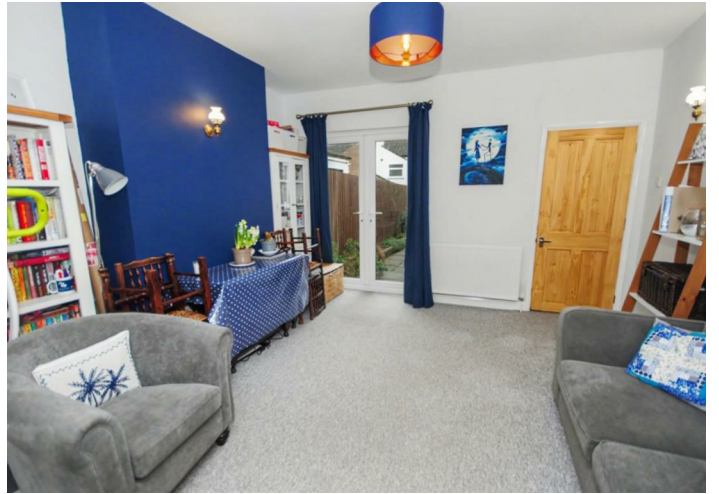
At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

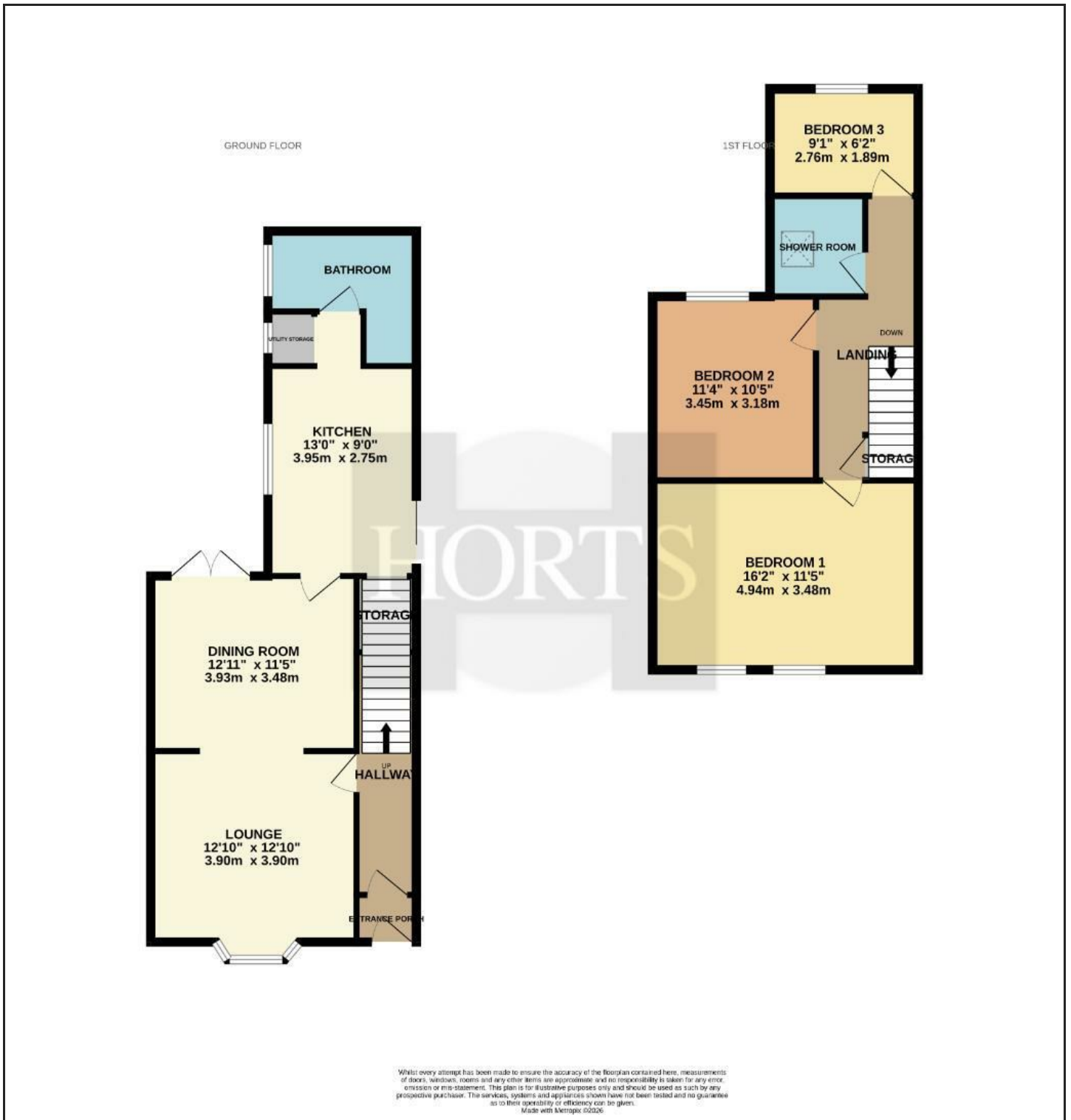
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apotho coffee Shop on the Square – a family business since 1870.

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.

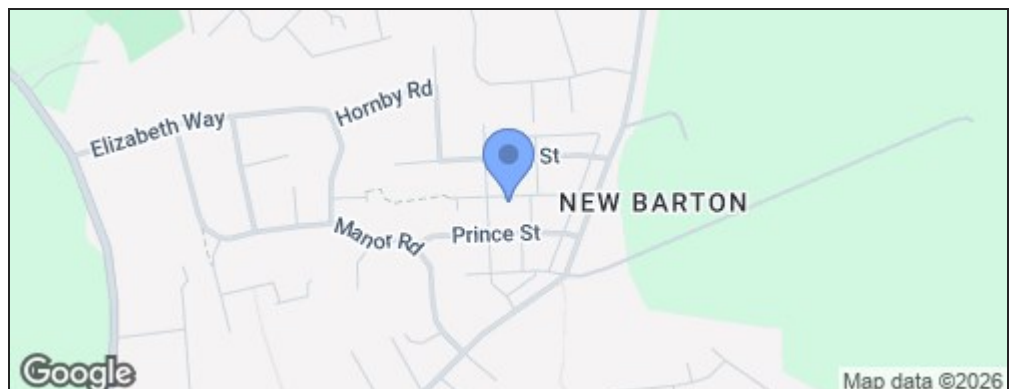
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.