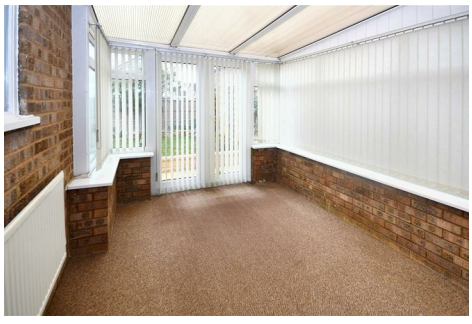
16 Gray Close
Earls Barton
NORTHAMPTON
NN6 0PT

£350,000



- DETACHED FAMILY HOME
- SINGLE GARAGE
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- AIR CONDITIONING UNIT
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING : TBC

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

naea | propertymark PROTECTED
The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Located in a quiet cul de sac in the charming village of Earls Barton, this delightful detached home on Gray Close offers a wonderful opportunity for families and individuals alike. The property boasts a classic design that has stood the test of time, providing both comfort and practicality.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with family. The house features three well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous parking space, accommodating up to two vehicles, which is a rare find in many homes. This added convenience is sure to appeal to those with multiple cars or visitors.

The absence of an onward chain means that this property is ready for immediate occupation, allowing for a smooth and hassle-free transition for the new owners.

Gray Close is situated in a peaceful neighbourhood, making it an ideal location for families seeking a friendly community atmosphere. With local amenities and schools nearby, this home is perfectly positioned for everyday living.

In summary, this detached home in Earls Barton presents a fantastic opportunity for those looking to settle in a welcoming village environment. With its spacious layout, ample parking, and no onward chain, it is a property not to be missed.

Ground Floor

Entrance Porch
Enter via a double glazed front door into the entrance porch with door to;

Downstairs Cloakroom
A two piece suite comprising a WC and wash basin with an electric radiator.

Entrance Hallway
Entrance hallway with stairs rising to the first floor, an under stairs storage cupboard, double glazed window to the front aspect and a radiator. Double doors to;

Lounge/Diner
24'9" x 11'7" (7.55 x 3.55)
Double glazed bay window to the front aspect and a feature fireplace with an electric fire. Two double radiators and sliding patio doors leading to the conservatory.

Conservatory
10'5" x 9'2" (3.20 x 2.80)
UPVC and brick built conservatory with French doors leading to the rear garden and a radiator.

Kitchen
11'3" x 8'2" (3.45 x 2.49)
A range of floor and eyelevel kitchen units with matching worktops and splashbacks. Single bowl inset sink with drainer and taps with a double glazed window to the side aspect. Freestanding cooker and plumbing for dishwasher. Opening to;

Utility Room
Plumbing for washing machine and a radiator. Double glazed windows to rear and side aspect with double glazed sliding patio doors leading to the rear garden.

First Floor

First Floor Landing
First floor landing with a double glazed window to the side aspect, airing cupboard and loft access.

Bedroom One
11'10" x 11'5" (3.61 x 3.48)
Double glazed window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two
11'6" x 9'5" (3.51 x 2.89)
Double glazed window to the rear aspect, built-in wardrobes and a radiator.

Bedroom Three
8'6" x 7'3" (2.61 x 2.21)
Double glazed window to the front aspect, built in storage cupboards and a radiator.

Family Bathroom
Three-piece suite comprising a WC, wash basin housed in a vanity unit and a bath with shower over. Fully tiled walls with dual aspect double glazed windows to rear and side and a single radiator.

Externally

Front Garden
Mainly laid to lawn with a low-level hedge and stocked with mature bushes and plants. A block paved driveway leading to the single garage.

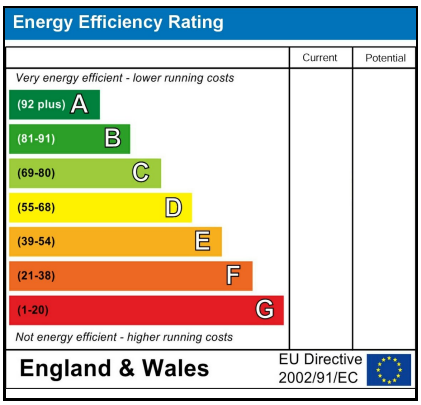
Rear Garden
Enclosed rear garden with gated side access and a patio area. Mainly laid to lawn and stocked with mature trees, bushes and shrubs and a garden shed.

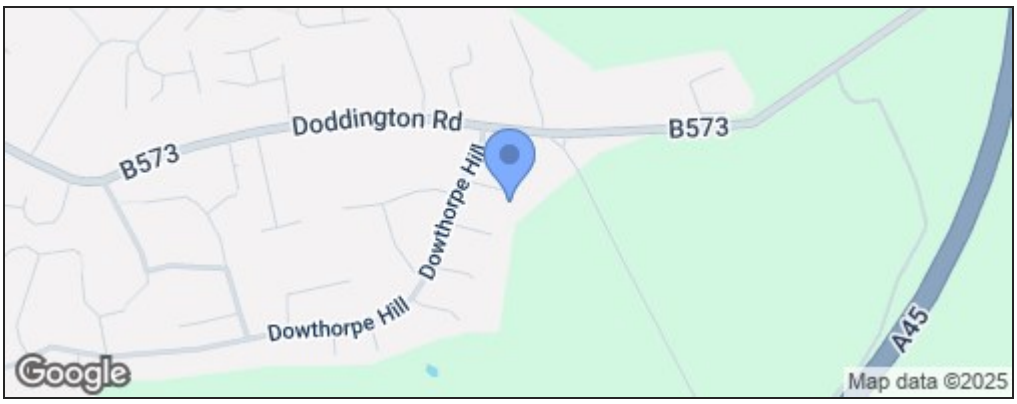
Garage
Garage fitted with power and light with a rear access leading to an outhouse with a Belfast sink and rear door.

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 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.





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.