7 Wellingborough Road
Earls Barton
NORTHAMPTON
NN6 0JR

Guide Price £258,500

- THREE BEDROOMS
- SPACIOUS LIVING
- GARDEN ROOM/SUMMER HOUSE
- USABLE CELLAR SPACE
- VICTORIAN TERRACED HOME
- POPULAR VILLAGE LOCATION
- MODERN KITCHEN/BREAKFAST ROOM
- ENERGY EFFICIENCY RATING : D

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Situated in the sought-after village of Earls Barton, this spacious three-bedroom mid-terrace home offers versatile accommodation ideal for first-time buyers, growing families, or investors alike.

The property features a generous lounge/diner, providing a welcoming space for both everyday living and entertaining. Upstairs are three well-proportioned bedrooms, while the useful cellar offers excellent flexibility as a home office, games room, hobby space, or occasional bedroom.

Conveniently located within walking distance of local shops, schools, parks, and village amenities, this charming home combines practicality, character, and a fantastic location.

An excellent opportunity to acquire a versatile family home in one of Northamptonshire's most popular villages.

Ground Floor

Entrance Hallway
Enter via a double glazed front door into entrance hallway with stairs rising to the first floor. Door to;

Lounge/Diner
21'5" x 12'11" (6.53 x 3.95)
A double glazed window to the front aspect with built-in original storage cupboards and a feature fireplace. Oak flooring and glazed double doors to;

Kitchen/Breakfast Room
16'4" x 11'7" (4.98 x 3.54)
A range of modern floor and eye-level kitchen units with matching worktops and complementary brick effect tiling. Built-in appliances to include a double oven, ceramic hob, microwave, dishwasher and washing machine. A double glazed window to the rear aspect and a one and a half bowl inset sink with mixer tap. A ceiling roof light with laminate flooring and opening to;

Rear Hallway
Double glazed door leading to the rear garden and door to;

Shower Room
A modern three-piece suite comprising a WC and sink housed in a storage unit and a large walk-in shower cubicle with fully tiled walls and flooring. An upright chrome radiator and a double glazed obscure window to the side aspect.

Basement

Cellar Room
15'9" x 9'5" (4.82 x 2.88)
A versatile room fully dry lined with a double glazed window to the front aspect.

First Floor

First Floor Landing
First floor landing with a built in storage cupboard and loft access.

Bedroom One
14'5" x 10'0" (4.4 x 3.05)
A double glazed window to the front aspect with built-in wall to wall wardrobes and a radiator.

Bedroom Two
10'11" x 10'5" (3.35 x 3.20)
Double glazed window to the rear aspect with a built-in double wardrobe and a radiator.

Bedroom Three
11'8" x 7'4" (3.57 x 2.25)
A double glazed window to the rear aspect with a built in cupboard housing the central heating boiler and a radiator.

Externally

Rear Garden
Landscaped rear garden mainly decked with a brick built out house and gated rear access.

Garden Room
Large timber garden/summer house.

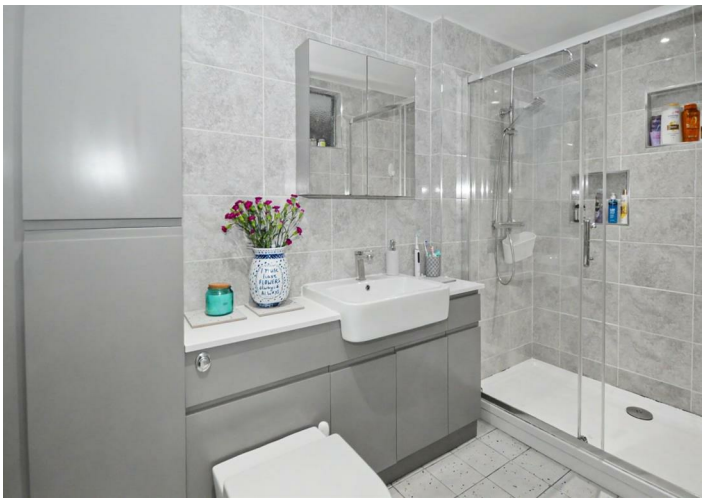
Agents Notes

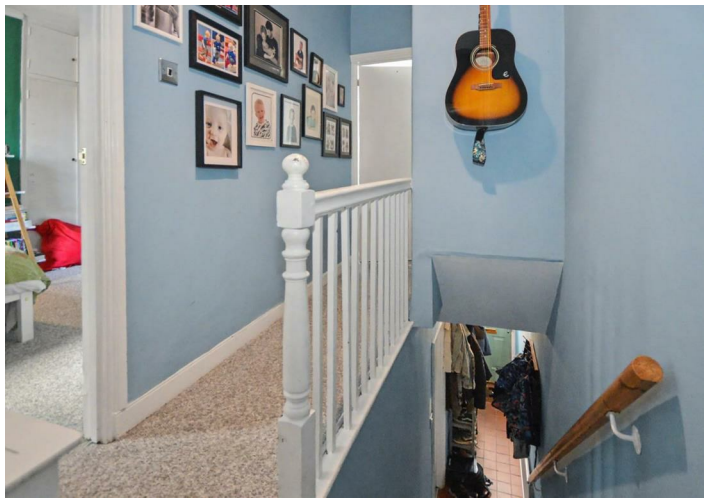
Agents notes
Local Authority: North Northamptonshire Council
Council Tax Band: B

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.





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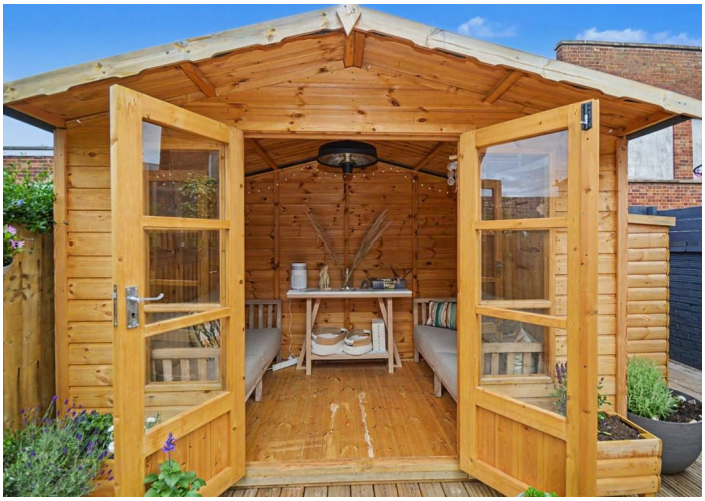

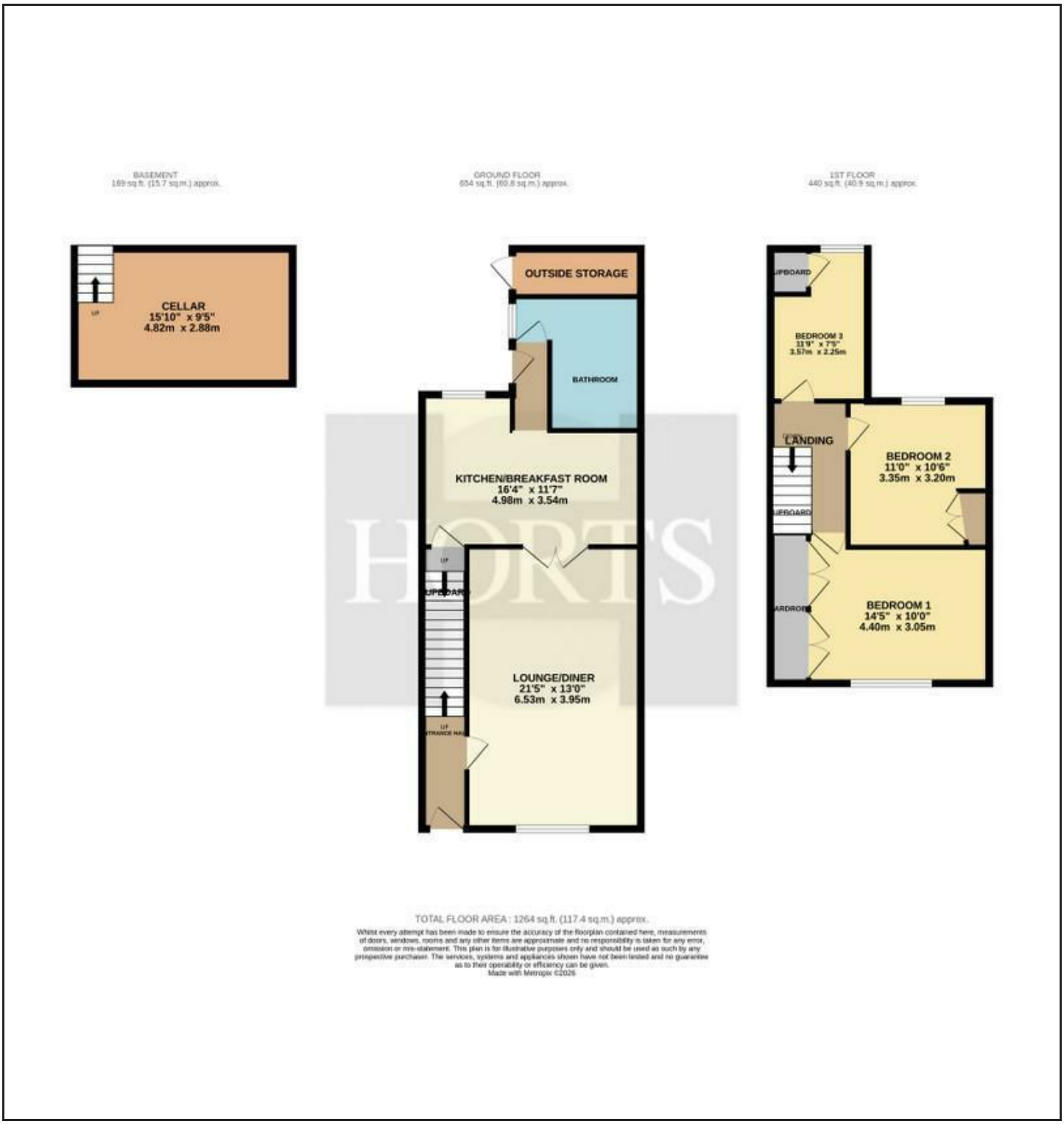

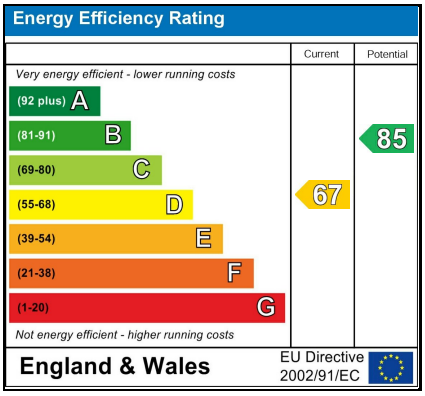

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