

**42 Morby Road
Earls Barton
NORTHAMPTON
NN6 0FX**

Guide Price £315,000



- **SHOW HOME CONDITION**
- **THREE DOUBLE BEDROOMS**
- **LOUNGE WITH BAY WINDOW**
- **DUAL ASPECT MASTER BEDROOM**
- **ELECTRIC CAR CHARGER**

- **MID TERRACE TOWNHOUSE**
- **KITCHEN/DINER**
- **TWO BATHROOMS**
- **TWO OFF ROAD PARKING PLACES**
- **ENERGY EFFICIENCY RATING B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the traditional village of Earls Barton, Morby Road presents an exceptional opportunity to acquire a modern property within The Wicketts Development. Built in 2023, this residence is in show home condition, offering a fresh and contemporary living experience.

The property boasts three generously sized double bedrooms, ensuring ample space for family friendly living or accommodating guests. The well-designed kitchen/diner serves as the heart of the home, perfect for both casual dining and entertaining. With two stylish bathrooms, convenience and comfort are at the forefront of this property's appeal.

In addition to its impressive interior, the home features off-road parking for two vehicles alongside an electric car charging point, providing ease and accessibility. The quiet village location enhances the charm of this property, making it an ideal retreat from the hustle and bustle of city life.

This modern dwelling is not just a house; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to downsize, this property offers a perfect blend of comfort, style, and practicality. Do not miss the chance to make this delightful home your own.

Ground

Entrance Hall

Enter via composite door with topper windows, wood effect flooring, ceiling smoke alarm, doors to;

Downstairs Cloakroom

Pedestal wash hand basin with close coupled W/C, tiled splash backs, wooden laminate flooring.

Lounge

16'4" into bay x 12'2" (4.98 into bay x 3.72)

UPVC double glazed bay window to front aspect, TV point, telephone point, under stairs storage cupboard.

Kitchen/Diner

15'5" x 10'5" (4.7 x 3.18)

UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect, modern wall and base mounted units with drawers incorporating soft touch closure and clever storage features, roll top work surfaces with splash backs, integrated fridge/freezer, integrated dish-washer, integrated washing machine, integrated gas hob with splash back and extractor hood over, wood effect flooring, stainless steel sink with drainer and mixer tap over.

First Floor

First Floor Landing

Dog leg stairs to first floor landing, UPVC double glazed window to front aspect, ceiling smoke alarm, storage cupboard, under stairs storage area, stairs to second floor landing.

Bedroom Two

13'6" x 8'7" (4.14 x 2.62)

UPVC double glazed window to rear aspect.

Bedroom Three

11'11" x 8'7" (3.64 x 2.63)

UPVC double glazed window to front aspect.

Family Bathroom

8'2" x 6'5" (2.49 x 1.97)

Obscure double glazed window to rear aspect, white suite comprising of panel bath, pedestal wash hand basin with close coupled W/C, tiled splash backs, wall mounted heated towel rail, extractor fan.

Second Floor

Second Floor Landing

Open plan into bedroom one.

Bedroom One

21'0" into bay x 15'3" max (6.41 into bay x 4.65 max)

Dual aspect. UPVC double glazed bay window to front aspect, two UPVC Velux windows to rear aspect, TV point, ceiling smoke alarm, loft hatch entrance.

En-Suite To Bedroom One

9'4" x 3'10" (2.87 x 1.19)

UPVC Velux window to rear aspect, double shower tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, tiled splash backs, wood effect flooring, wall mounted heated towel rail, electric shaving point, extractor fan.

Externally

Front Garden

Storm porch, off road parking for two vehicles, electric car charging point, established shrubs, decorative stones, external lighting.

Rear Garden

Laid to lawn, path to rear wooden gate, outside tap, wooden storage shed, fully surrounded by wooden panel fencing.

Off Road Parking

Space for two vehicles, electric car charging point.

Agents Notes

Local Authority: North Northamptonshire Council

Council Tax Band - C

Local Information

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.

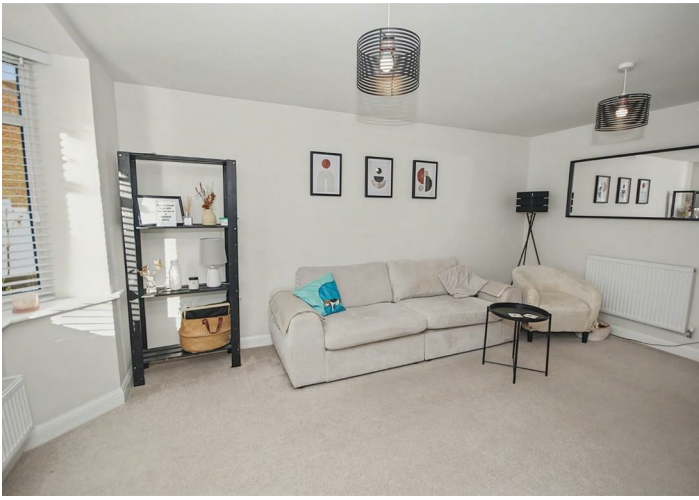
The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

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.

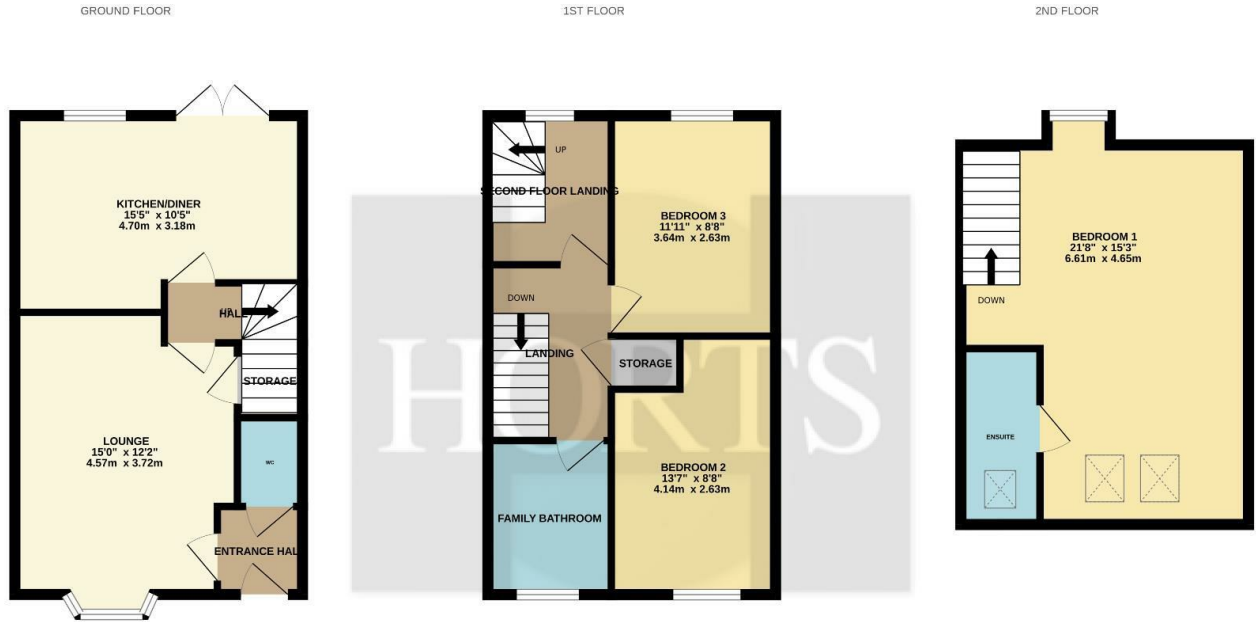
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

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.

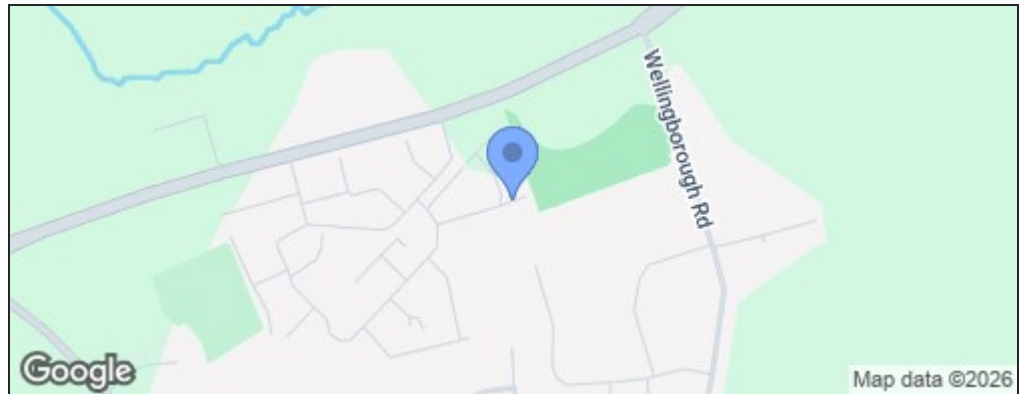






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 86 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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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.