

**127 Compton Way
Earls Barton
NORTHAMPTON
NN6 0DE**

£900



- ***** AVAILABLE IMMEDIATELY *****
- **SEMI DETACHED**
- **VILLAGE LOCATION**

- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming area of Compton Way, Earls Barton, Northampton, this delightful two-bedroom property presents an excellent opportunity for those seeking a comfortable and modern living space. Recently decorated, the home boasts a fresh and inviting atmosphere, enhanced by new flooring and carpets throughout.

The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms offer ample space for rest and personalisation, making it an ideal choice for couples, small families, or individuals looking for a serene retreat.

With one bathroom, the layout is both practical and convenient, catering to the needs of modern living. This property is available for rent immediately, allowing you to settle in without delay.

Situated in a desirable location, residents will benefit from the local amenities and community spirit that Earls Barton has to offer. This lovely home is ready to welcome its new occupants, providing a perfect blend of comfort and style. Don't miss the chance to make this property your new home.

Ground Floor

Entrance Hallway

Enter via a UPVC front door into the entrance hallway with a double glazed obscure window to the side aspect and stairs rising to the first floor and a single radiator. Door to;

Lounge

13'1" x 9'8" (3.99 x 2.96)

Double glazed window to front aspect. Built in storage cupboard. Radiator. Door to;

Kitchen/Diner

12'9" x 8'2" (3.89 x 2.50)

A range of floor and eye level units with matching worktops. Built in electric oven and hob. Inset sink unit with drainer and mixer taps. Plumbing for washing machine. Double glazed window and door to rear aspect.

First Floor

First Floor Landing

First floor landing with a double glazed window to the side aspect, built-in airing cupboard and loft access.

Bedroom One

12'11" x 10'2" (3.95 x 3.12)

Double glazed window to front aspect. Built in storage cupboard. Radiator.

Bedroom Two

10'10" x 6'3" (3.31 x 1.91)

Double glazed window to rear aspect. Radiator.

Bathroom

Three piece suite comprising a WC, pedestal wash basin and bath with shower over. Radiator. Double glazed obscure window to rear aspect.

Front Garden

Stocked with mature shrubs and bushes with off road parking for at least two cars.

Rear Garden

Low maintenance garden laid to gravel and slabs and bordered with mature shrubs and bushes.

Agency Notes

Local Authority: North Northamptonshire Council

Council Tax Band - B

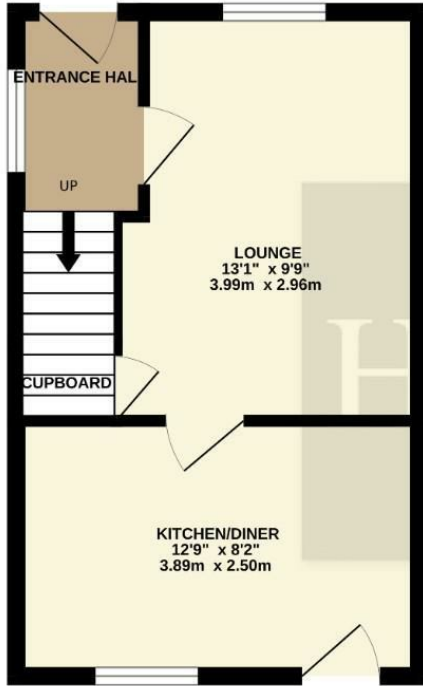
****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

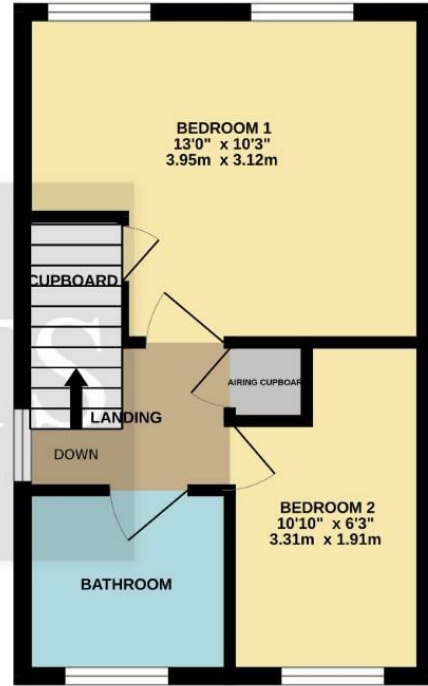




GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.
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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.