

**49 Manor Road  
Earls Barton  
NORTHAMPTON  
NN6 0HS**

**£300,000**



- **THREE BEDROOMS**
- **PARKING FOR FOUR CARS**
- **GARAGE**
- **KITCHEN/BREAKFAST ROOM**
- **DOWNSTAIRS CLOAKROOM**

- **SEMI DETACHED**
- **LARGE REAR GARDEN**
- **VILLAGE LOCATION**
- **GARDEN ROOM**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Located in the charming village of Earls Barton, this delightful semi-detached house at Manor Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area.

Situated in a peaceful neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do.

This property presents a wonderful opportunity for anyone looking to settle in a friendly village environment while still being close to the conveniences of Northampton. With its appealing features and prime location, Manor Road is a must-see for prospective buyers.

## **Ground Floor**

### **Entrance Hallway**

Enter via a double glazed front door with double glazed frosted side panel into the entrance hallway with Parquet flooring, stairs rising to the first floor, understairs storage cupboard and door to;

### **Downstairs Cloakroom**

Modern two piece suite comprising a WC and wash basin with a wall mounted central heating boiler and window to side.

### **Kitchen/Breakfast Room**

13'5" x 11'7" (4.10 x 3.54)

A range of floor and eyelevel Shaker style high gloss kitchen units with matching worktops and complementary tiling. Built in appliances to include a dishwasher, washing machine, fridge freezer and seven ring range cooker. Double glazed bay window to the front aspect and a one and a half bowl inset sink with drainer and mixer taps. Tiled flooring and a radiator.

### **Living Room**

17'8" x 11'8" (5.40 x 3.58)

A feature fireplace with a hearth, laminate flooring, double radiator and door and window overlooking the garden room and rear gardens.

### **Garden Room**

13'1" x 7'9" (4 x 2.38)

Double glazed garden room with double doors leading to the rear patio with tiled flooring.

## **First Floor**

### **First Floor Landing**

First floor landing with a large double airing cupboard and loft access.



### **Bedroom One**

14'6" x 10'11" (4.43 x 3.33)

Double glazed window to the rear aspect and a radiator.

### **Bedroom Two**

11'0" x 9'10" (3.36 x 3.01)

Double glazed window to the front aspect, radiator and laminate flooring.

### **Bedroom Three**

8'10" x 7'5" (2.70 x 2.27)

Double glazed window to the rear aspect, laminate flooring and radiator.

### **Family Bathroom**

Modern three-piece suite comprising a WC and wash basin housed in a storage cabinet with a walk in shower cubicle and a Mira electric shower. Chrome radiator and a double glazed obscure window to the front aspect. Tiling to water sensitive areas.

### **Externally**

#### **Front Garden**

Mainly driveway with gravel borders and parking for at least four cars.

#### **Rear Garden**

Enclosed rear garden with gated side access with a large patio area mainly laid to lawn and stocked with mature bushes, shrubs and plants. There is also a separate seating area and garden shed.

### **Garage**

There is a single garage located in a separate block opposite the house.

### **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.

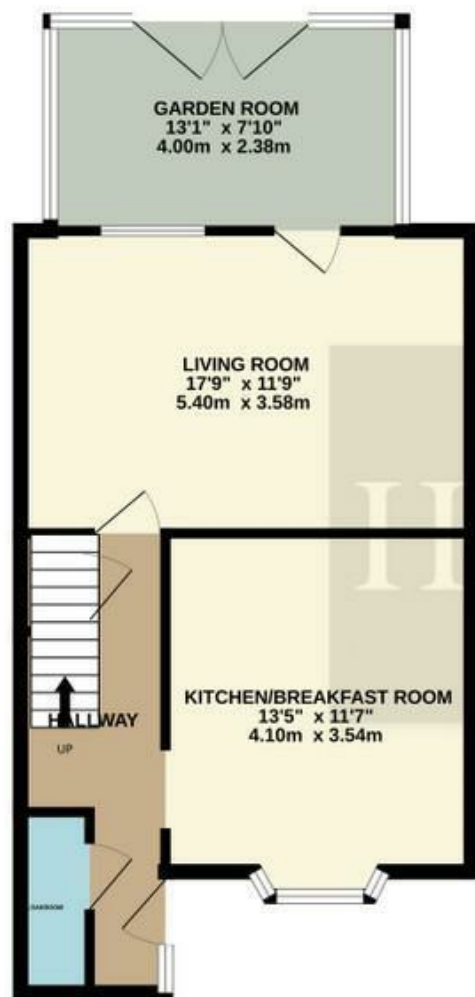








GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



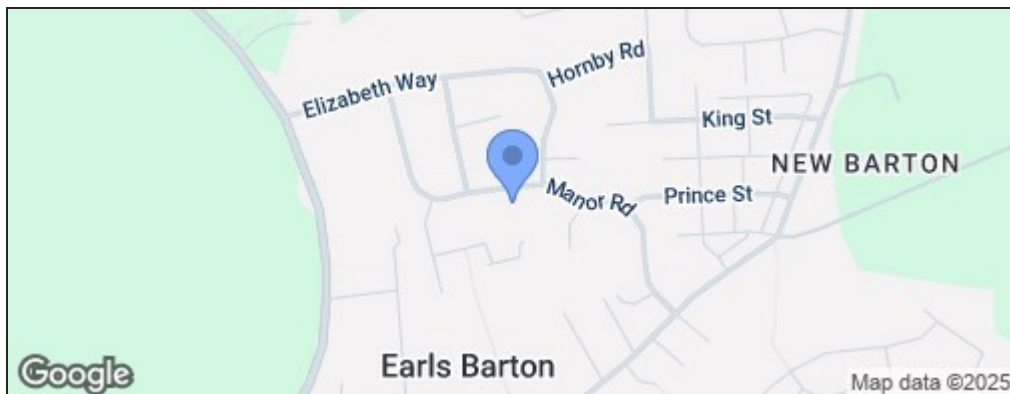
1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.