

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

50% Shared Ownership



- **50% SHARED OWNERSHIP**
- **KITCHEN/DINER/FAMILY ROOM**
- **UTILITY**
- **OFF ROAD PARKING**

- **SEMI-DETACHED HOME**
- **TWO DOUBLE BEDROOMS**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING B**

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



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****50% Shared Ownership**** Situated on the outskirts of the charming and traditional village of Earls Barton, this modern semi-detached house on Morby Road offers a delightful living experience. Built in 2023, the property boasts a contemporary design that is both stylish and functional. With two spacious double bedrooms, it is perfect for small families or couples seeking a comfortable home.

The heart of the house is the open plan kitchen, diner, and family room, which creates a warm and inviting space for entertaining or relaxing with loved ones. This layout not only maximises the use of space but also allows for a seamless flow between cooking, dining, and socialising.

The property features a well-appointed bathroom. Outside, you will find both front and rear gardens, providing a lovely outdoor area for gardening or enjoying the fresh air. Additionally, the off-road parking accommodates up to two vehicles, ensuring convenience for you and your guests.

As a 50% shared ownership property, this home presents an excellent opportunity for first-time buyers or those looking to downsize, allowing you to invest in a beautiful home in a desirable location without the full financial commitment. The village setting offers a peaceful lifestyle while still being within easy reach of local amenities and transport links.

In summary, this modern semi-detached house on Morby Road is a fantastic choice for anyone seeking a blend of comfort, style, and community in the heart of Earls Barton. Don't miss the chance to make this lovely property your new home.

Ground Floor

Entrance Hall

Enter via composite door, coir matting, stairs to first floor landing.

Lounge/Kitchen/Family Room

26'6" x 10'5" max (8.10 x 3.18 max)

Triple aspect. Open plan. Double glazed kitchen to front aspect, double glazed window to rear aspect, double glazed window to side aspect, wood effect flooring, modern wall mounted units and drawers, integrated oven with gas hob and extractor hood over, roll top work surfaces and splash backs, space for washing machine, storage cupboard.

Utility

5'2" x 4'11" (1.58 x 1.52)

Obscure composite double glazed door to rear garden, wooden effect flooring, door to downstairs cloakroom.

Downstairs Cloakroom

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

First Floor

First Floor Landing

Loft hatch entrance, doors to;

Bedroom One

13'7" max x 11'2" (4.16 max x 3.42)

Double glazed window to front aspect, storage cupboard.

Bedroom Two

13'7" max x 10'11" max (4.16 max x 3.34 max)

Double glazed window to rear aspect, storage cupboard.

Family bathroom

7'1" x 5'11" (2.18 x 1.82)

Obscure double glazed window to side aspect, panel bath with shower attachment over, pedestal wash hand basin with storage under, low level W/C, wood effect flooring, tiled splash backs, extractor fan.

Externally

Rear Garden

Laid to lawn, patio area, outside tap, wooden side gate to driveway, external lighting.

Front Garden

Storm porch, laid to lawn, established shrubs, external lighting.

Off Road Parking

Driveway with off road parking for two vehicles.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band B

We are advised that the combined monthly rent, service charge and insurance equals £364.95 per month. There are 122 years left on the lease.

Local Area 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.

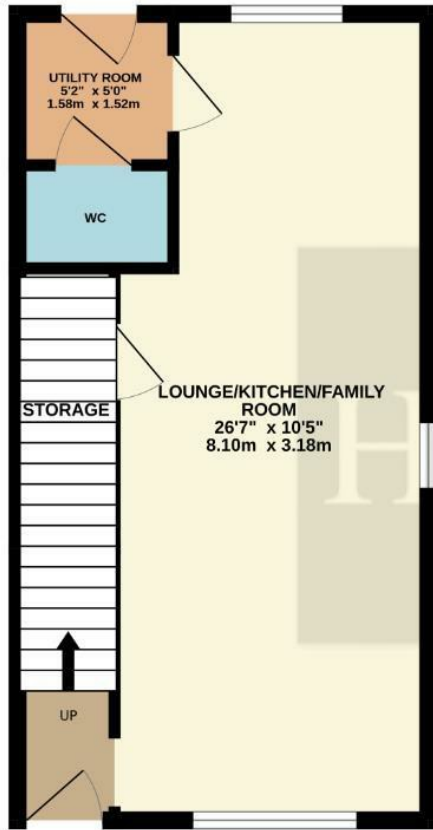
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apotho Coffee Shop on the Square – a family business since 1870.

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.

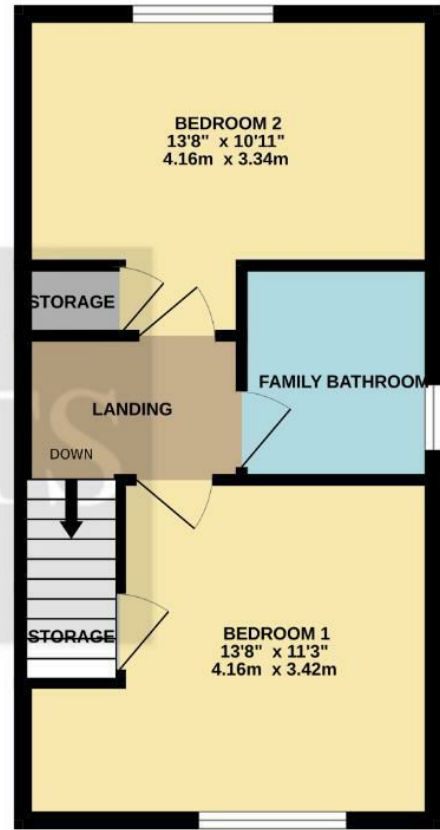
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.



GROUND FLOOR



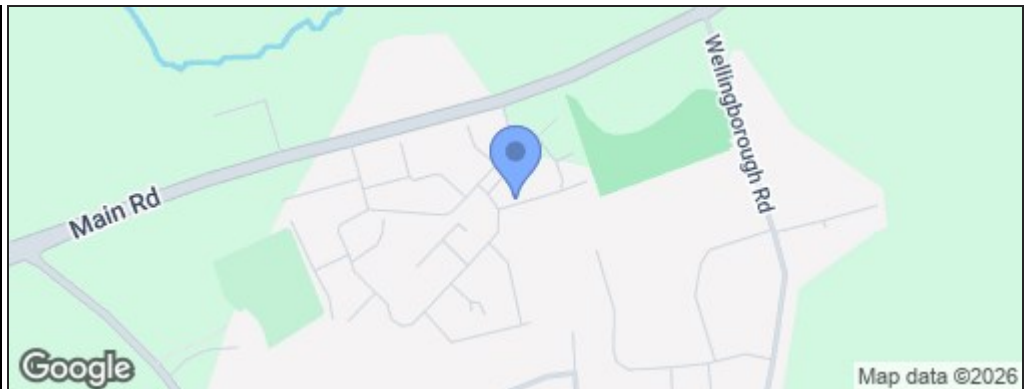
1ST FLOOR



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		96
(81-91) B	83	
(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.