

**3 Manor Road
Earls Barton
NORTHAMPTON
NN6 0LB**

£1,300 Per Month



- AVAILABLE NOW
- SEMI DETACHED
- KITCHEN/ BREAKFAST ROOM
- CONSEVATORY
- ENERGY EFFICIENCY RATING: D

- FULLY REFURBISHED
- THREE BEDROOMS
- LARGE LOUNGE
- OFF ROAD PARKING
- COUNCIL TAX BAND: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available Now**** A beautifully refurbished three-bedroom semi-detached home, situated in the highly sought-after village of Earls Barton. This spacious family home offers well-presented accommodation comprising an entrance porch, a generous lounge, a modern kitchen/breakfast room, conservatory, utility room and a downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a substantial, fully enclosed rear garden, providing an excellent space for families and outdoor entertaining. To the front, there is block-paved off-road parking for two vehicles.

Further benefits include uPVC double glazed windows throughout and gas-fired central heating via radiators. ****Unfurnished****

Ground Floor

Entrance Porch

Entry through hardwood partly glazed door, glazing to three elevations.

Kitchen/Breakfast Room

17'7" x 10'4" (5.38 x 3.15)

Fitted with modern base and wall mounted cupboards, roll top work surface space, one and a half bowl stainless steel sink unit, plumbing for washing machine, fitted gas cooker with gas stove, half tiling to walls, vinyl floor, breakfast bar area, large cupboard with coat hanging rail and pantry shelving, windows to front and side elevations.

Utility Room

10'6"x 9'3" (3.22x 2.82)

Base cupboards matching that of the kitchen, roll top work surface space, single drainer stainless steel sink unit, gas fired combination boiler serving hot water and heating, part tiling, vinyl flooring, windows to side and rear elevation, UPVC partly glazed door to rear garden.

Cloakroom

Close coupled WC, corner wash hand basin with tiled splash backs, single panel radiator, vinyl flooring, extractor fan, frosted window to side elevation.

Inner Lobby

Radiator, frosted window to front elevation, wood laminate floor, stairs rising to first floor.

Lounge

17'8" x 12'1" (5.40 x 3.70)

Electric fire in hardwood and tiled surround, recesses to side of chimney breast, two radiators, wood laminate flooring, window to front elevation, sliding doors to conservatory.

Conservatory

12'0" x 8'8" (3.66 x 2.66)

Radiator, wood laminate flooring, glazing to two elevations, French doors to rear garden.

First Floor

First Floor Landing

Access to loft area, radiator, window to rear elevation.

Bedroom One

12'1" x 11'1" (3.70 x 3.40)

Fitted double wardrobes, radiator, window to front elevation.

Bedroom Two

11'5" x 10'4" (3.48 x 3.16)

Fitted double wardrobe, radiator, windows to two elevations.

Bedroom Three

9'2" x 8'2" (2.80 x 2.50)

Radiator, window overlooking rear garden.

Bathroom

Three piece modern white suite of panel bath with mixer shower and screen, pedestal wash hand basin, close coupled WC, double panel radiator, half tiling to walls, extractor fan, frosted window to rear elevation.

Externally**Front Garden**

Block paved driveway giving off road parking for two cars, lawn area enclosed by low level brick retaining wall, gated side pedestrian access.

Rear Garden

Paved patio area, enclosed by raised borders, further paved patio area with timber panel tool shed. The rear garden is a very good size, laid mainly to lawn with mature shrubs and trees. The rear garden is fully enclosed by fencing and offers an external power source and cold water tap.

Agents Notes

Council Tax Band: B

****HOLDING DEPOSIT****

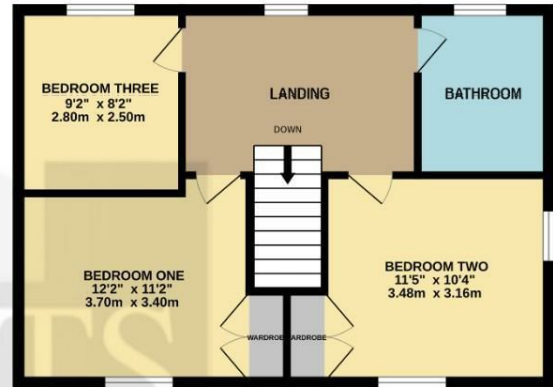
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should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



GROUND FLOOR



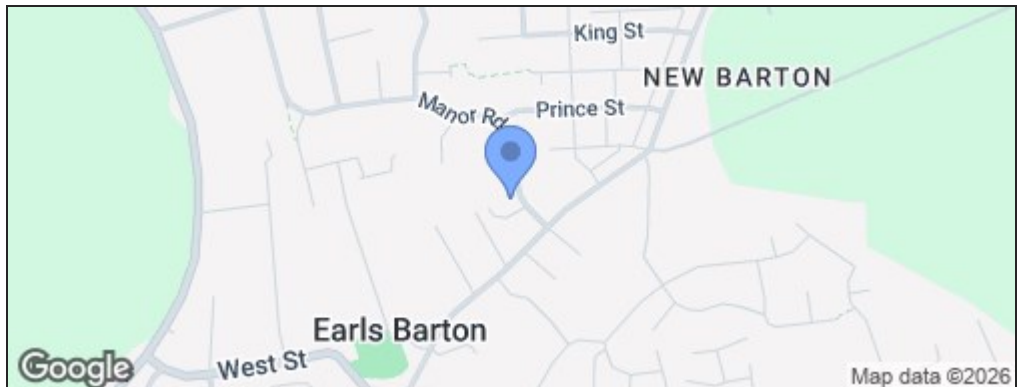
1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
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.