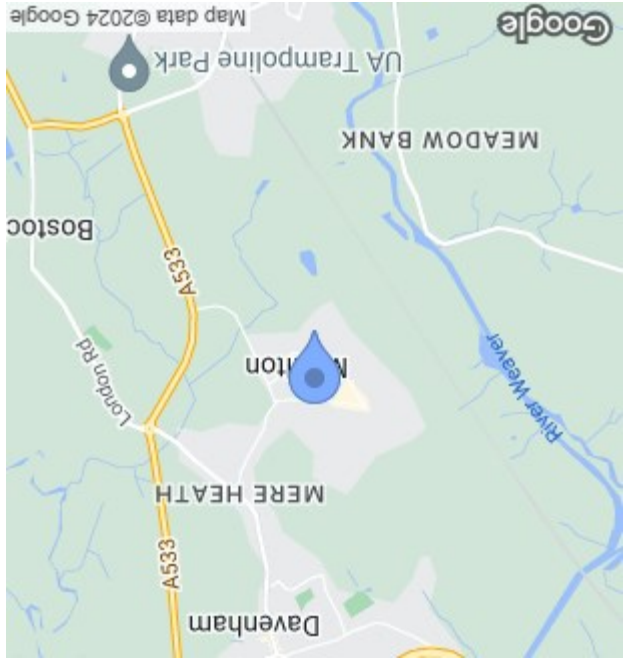
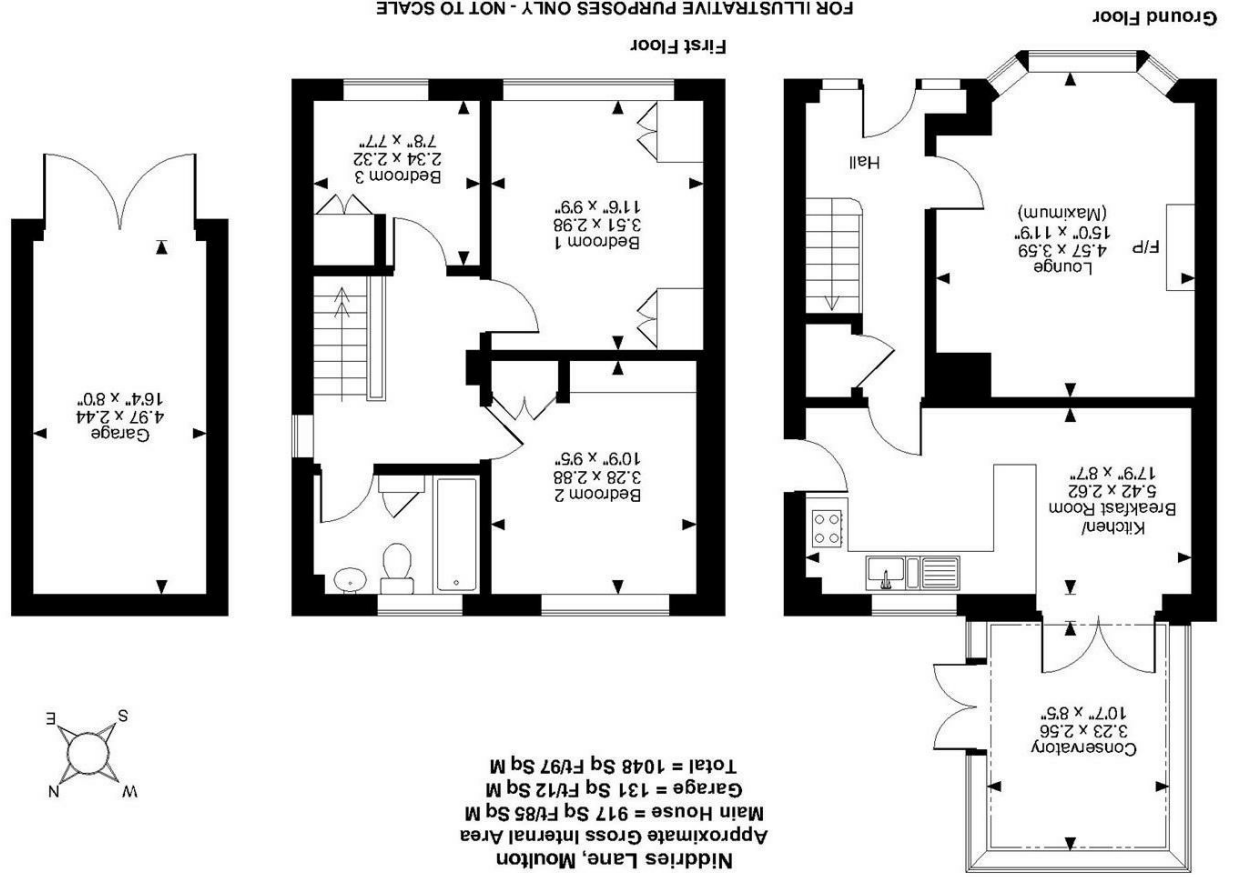


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating	
Potential	Current
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC
Not energy efficient - higher running costs



This well-presented property is ideally located in Moulton Village just a few minutes' walk to the village Primary School and amenities. On entering the property you are greeted by a welcoming entrance hallway and spacious, cosy lounge, with a bay window overlooking the front aspect.

Across the rear of the property there is a generous open-plan kitchen and dining area providing perfect family and entertaining space. The kitchen is fitted with a range of units stylishly complemented by stone affect worktops and neutral tiling. The dining space offers plenty of room for a good size family dining table and provides access into the conservatory which leads out onto the thoughtfully landscaped rear garden through French doors.

On the first floor, you'll find a galleried landing leading to the master bedroom. Positioned to take full advantage of the pleasant front aspect, this room enjoys an abundance of natural light thanks to its good size window and is equipped with built-in wardrobes, offering versatile storage options. The second double bedroom overlooks the rear garden, the third bedroom is a comfortably sized single room.

Outside, the property features an attractive front garden and a driveway leading to a detached single garage. The rear garden is enclosed and thoughtfully landscaped to include a lush lawn, pond and entertaining area.

Property Information

Tenure: Leasehold

Service Charge: £0

Ground Rent: £9 Per Annum

Lease Length: 999 Years

Remaining Term: 942 Years

Services: All mains services

Heating: Gas

Council Tax Band: C

Broadband: Yes

Mobile Signal: Yes

Parking: Driveway & Garage

Rights or Restrictions: No

