

**12a Moulton Way North
Moulton
NORTHAMPTON
NN3 7RW**

£350,000



- **EXTENDED DETACHED BUNGALOW**
- **SEPARATE RECEPTION ROOMS**
- **GENEROUS PLOT**
- **NO UPPER CHAIN**

- **TWO DOUBLE BEDROOMS**
- **CONSERVATORY**
- **RARELY AVAILABLE LOCATION**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set on an exclusive row of rarely available bungalows, this extended and spacious two bedroom detached bungalow boasts a wonderfully private and generous plot on the outskirts of Moulton Village, offering huge potential for improvement for any prospective buyers. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, conservatory, two double bedrooms, and a four-piece bathroom. Externally there is a large garden to the front with block paved driveway offering off road parking, leading to a spacious covered carport. To the rear is a landscaped garden with two ponds, a summerhouse, and greenhouse. The property also benefits from double glazing, gas central heating, and no upper chain.

Entrance Hall

Enter via wooden door, loft access, radiator.

Lounge

22'11" x 11'11" (7.01 x 3.65)

Three double glazed windows to side and rear aspects, double glazed door leading to rear garden, feature fireplace, sliding screen door with low step, two radiators.

Dining Room

12'9" x 11'10" (3.90 x 3.62)

UPVC window to side aspect, radiator.

Kitchen

11'5" x 8'10" (3.48 x 2.71)

Double glazed window to rear aspect, door to side aspect, a range of wall and base units with roll top work surfaces, polycarbonate double sink with drainer, integrated oven with induction hob over, fridge/freezer, wall mounted boiler, complementary tiling, ceramic tiled flooring, radiator.

Conservatory

11'9" x 8'2" (3.60 x 2.50)

Of brick and UPVC construction with glass ceiling, French doors leading to rear garden, quarry tiled flooring, radiator.

Bedroom One

16'2" into bay x 11'10" (4.94 into bay x 3.62)

Bay double glazed window to front aspect, radiator.

Bedroom Two

9'11" x 8'11" (3.04 x 2.74)

Double glazed window to front aspect, radiator.

Bathroom

10'0" x 5'5" (3.06 x 1.67)

Obscure double glazed window to side aspect, corner bath unit, tiled shower cubicle, pedestal wash hand basin, low level wc, complementary tiling, ceramic tiled flooring, radiator.

Front Garden

Block paved driveway offering off road parking, gravel area with various shrubs.

Rear Garden

Mainly laid to lawn with various patio areas and paving, various flower and shrub beds and borders, wooden shed, summerhouse, greenhouse, two ponds, gated side access, enclosed by wooden fencing and hedges.

Carport

22'0" x 11'5" (6.73 x 3.49)

Block paved offering off road parking, two roof lanterns, porthole window, door leading to rear garden.

Agents Note

Local Authority: West Northamptonshire

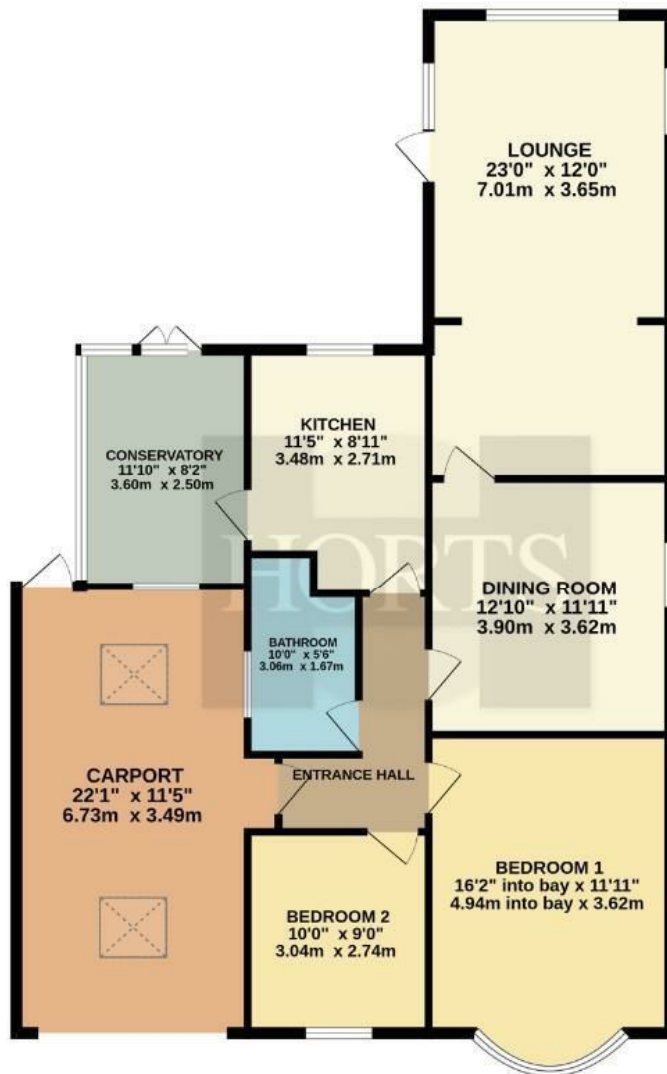
Council Tax Band: D







GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.

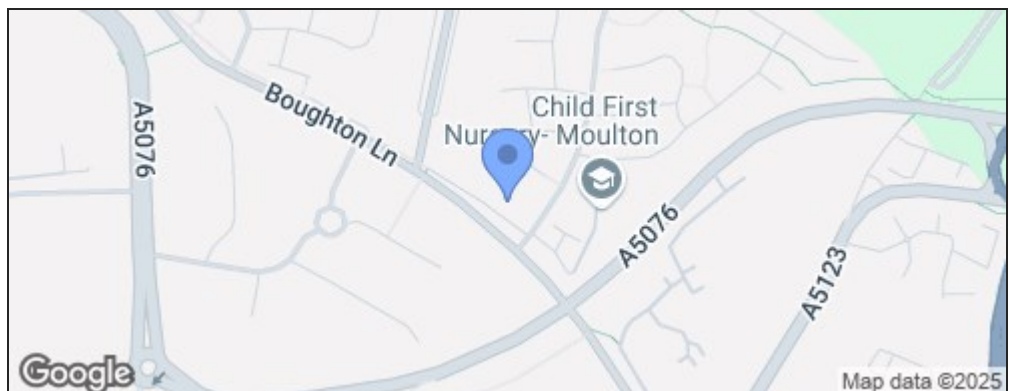


TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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		
(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.