

**8 Oundle Drive
Moulton
NORTHAMPTON
NN3 7DB**

£252,500



- **THREE GOOD SIZED BEDROOMS**
- **CONSERVATORY**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR HEATING**
- **VILLAGE LOCATION**

- **SEMI DETACHED FAMILY HOME**
- **DRIVEWAY & GARAGE**
- **REFITTED BATHROOM**
- **DOUBLE GLAZING**
- **ENERGY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Located in a sought-after village setting, this well-presented family home offers spacious and versatile living accommodation. The ground floor features an entrance hall, a generous lounge/dining area, a modern refitted kitchen with integrated appliances, and a bright conservatory overlooking the garden. Upstairs, you'll find three well-proportioned bedrooms, a contemporary family bathroom, and a separate WC for added convenience.

Outside, the property benefits from a front garden with a driveway leading to a single garage, while the enclosed rear garden provides a private outdoor space ideal for relaxation or entertaining. Additional features include uPVC double glazing and gas radiator heating throughout.

Ground Floor

Entrance Hall

Enter via double glazed door, glass panel door leading to lounge.

Lounge/Diner

Window to front aspect, stairs rising to first floor, door leading to kitchen, doors leading to conservatory.

Kitchen

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric double oven, fitted induction hob with extractor over, integrated fridge, dishwasher and washing machine, window to rear aspect, glass panel door leading to lean to.

Side Passage / Store

17'6" x 5'3" (5.34 x 1.62)

Doors leading to front and rear gardens.

Conservatory

UPVC double glazed construction, sliding door leading to rear garden.

First Floor

Landing

Loft access, doors to all rooms.

Bedroom One

Window to front aspect, fitted wardrobes.

Bedroom Two

Window to rear aspect, fitted wardrobes.

Bedroom Three

Window to front aspect.

Bathroom

Fitted with a two piece suite comprising panel bath with fitted shower over, double mounted sinks, tiled splash backs, obscure window to rear aspect.

Separate W/C

Low level W/C, obscure window to rear aspect.

Externally

Front Garden

Laid mainly to lawn, driveway providing off road parking leading to garage, established shrubs.

Rear Garden

Patio and lawn, enclosed by timber fencing, hard standing for shed.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: C

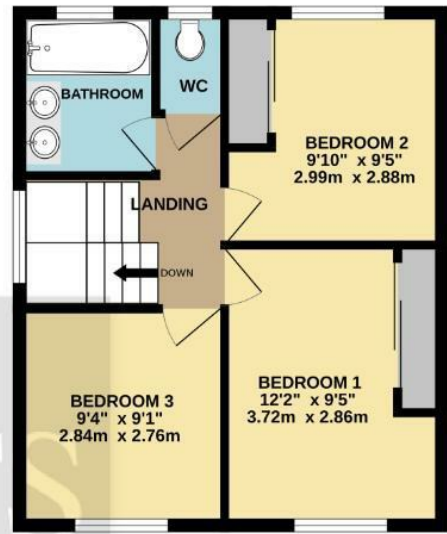




GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



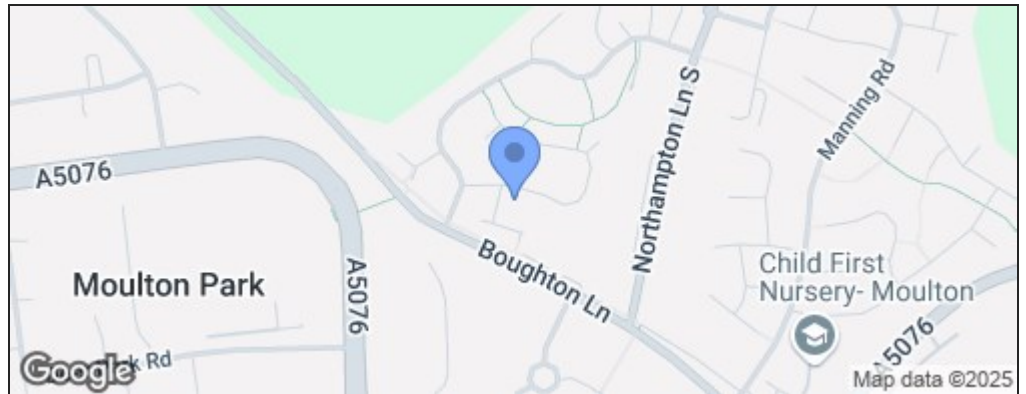
1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.