

**5 Dickens Close
Moulton
NORTHAMPTON
NN3 7DY**

£322,500



- SEMI DETACHED
- EN SUITE TO MASTER
- MOULTON VILLAGE AREA
- UTILITY ROOM
- ENERGY EFFICIENCY RATING: B

- THREE BEDROOMS
- OFF ROAD PARKING
- KITCHEN/DINING ROOM
- GARDENS

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern recently constructed three bedroom semi detached property situated in the sought after area of Moulton.

The accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, master bedroom with en suite shower room, two further bedrooms and family bathroom.

The property also benefits gas radiator heating, uPVC double glazing, off road parking and gardens to front and side.

Ground Floor

Entrance Hall

Radiator, tiled flooring, stairs to first floor landing, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, tiled flooring and splash areas.

Lounge

17'10" x 10'7" (5.44 x 3.24)

Radiator, uPVC double glazed window to front and rear.

Kitchen/Dining Room

17'10" x 9'7" (5.46 x 2.94)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, built in dishwasher and fridge/freezer, uPVC double glazed windows to front and side, uPVC French doors to side garden, door to:

Utility Room

Floor standing cupboards with worktops, eye level cupboards, radiator, plumbing for washing machine.

First Floor

First Floor Landing

Radiator, airing cupboard, doors to:

Bedroom One

12'3" x 10'2" (3.74 x 3.10)

Wardrobe, radiator, uPVC double glazed window to front, doors to:

En Suite Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash areas and flooring, heated towel rail, uPVC double glazed window to front.

Bedroom Two

10'11" x 9'7" (3.34 x 2.93)

Built in cupboard, radiator, uPVC double glazed windows to front.

Bedroom Three

9'1" x 7'4" (2.79 x 2.25)

Radiator, uPVC double glazed window to side.

Bathroom

Suite comprising bath unit with shower above, hand wash basin, low level w.c, tiled flooring and splash areas, heated towel rail, uPVC double glazed window to side.

Externally**Front Garden**

Laid to lawn, surrounded by shrub borders, paved pathway to front door.

Side Garden

Paved patio area, lawn flower and shrub borders, steps and pathway leading to off road parking to the rear of the property.

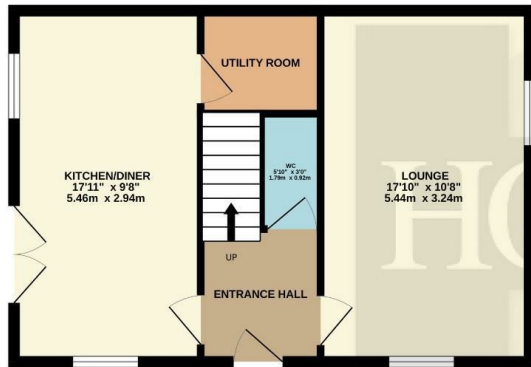
Agents Notes

Council Tax Band: C

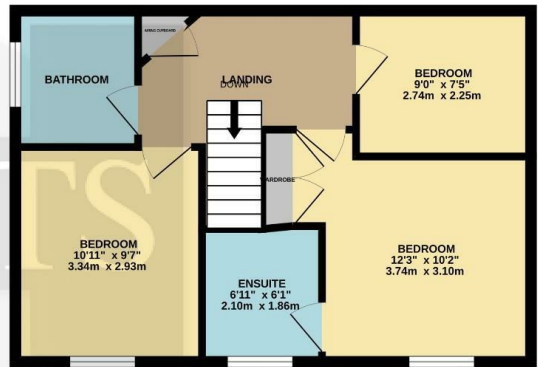




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

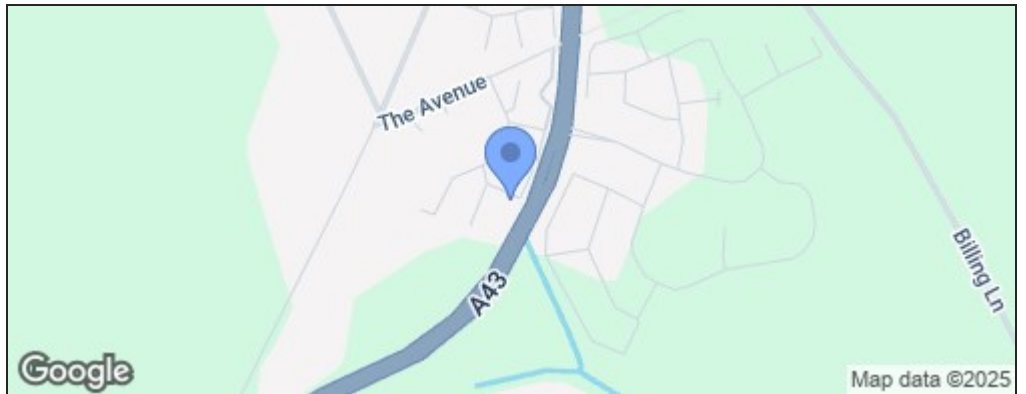


1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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		95
(81-91) B	85	
(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.