

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

**£316,000**



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

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

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**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.

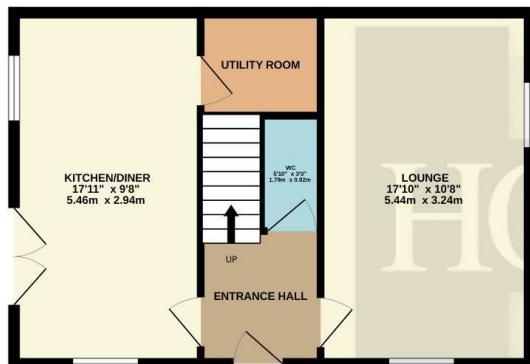
**Agents Notes**

Council Tax Band: C

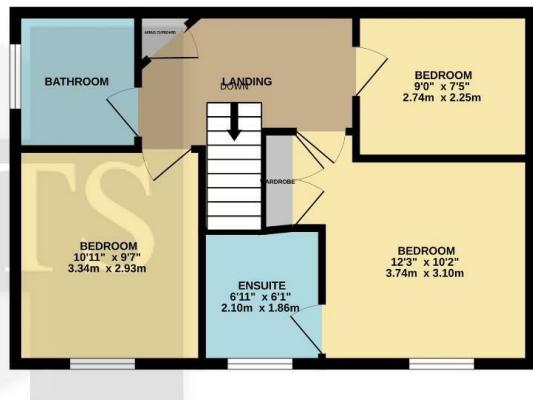




GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



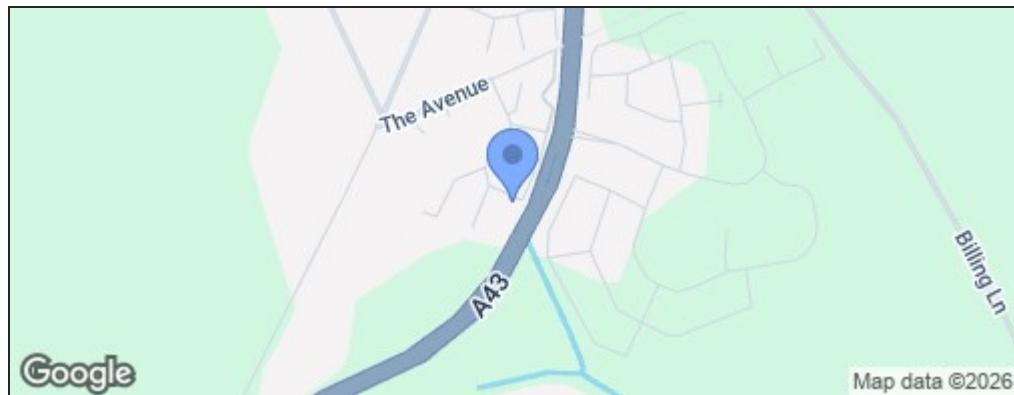
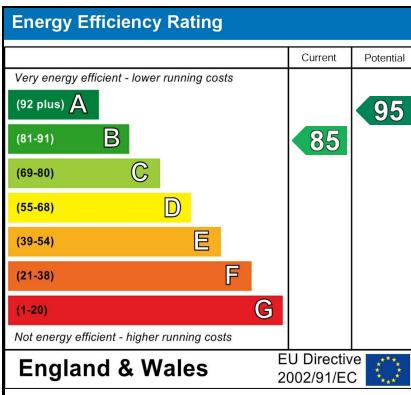
1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



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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