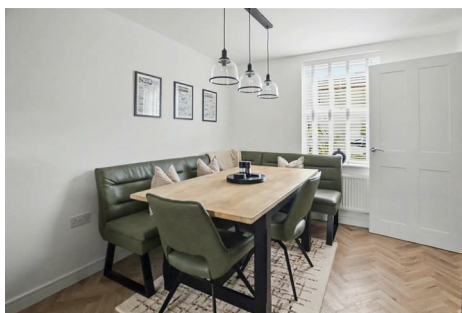


**25 Morning Star Lane
Moulton
NORTHAMPTON
NN3 7BU**

£375,000



- **THREE BEDROOMS**
- **DRIVEWAY & GARAGE**
- **EN-SUITE TO BEDROOM ONE**
- **KITCHEN/DINER**
- **UPVC DOUBLE GLAZING**

- **DETACHED FAMILY HOME**
- **LANDSCAPED REAR GARDEN**
- **DOWNSTAIRS CLOAKROOM**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: B**

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PERSONAL • PROFESSIONAL • PROACTIVE

Located within a sought after modern development, this attractive family home, built in 2017, offers well presented accommodation throughout. The ground floor comprises an entrance hall, cloakroom, dual-aspect lounge, a kitchen/dining room, and a separate utility room. Upstairs, there are three good sized bedrooms, including a master bedroom with fitted wardrobes, air conditioning and an en-suite, along with a contemporary family bathroom. Externally, the property benefits from a driveway to the side providing access to the garage, as well as an enclosed, landscaped, tiered rear garden. Additional features include double glazing and gas central heating.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, doors to cloakroom, lounge and kitchen/diner.

Lounge

16'10" x 10'7" (5.14 x 3.23)

Window to front aspect, window and French doors leading to rear garden.

Kitchen/Diner

16'10" x 9'6" (5.14 x 2.90)

Kitchen

Fitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, built in electric double oven, fitted gas hob with extractor hood over, built in dishwasher, built in fridge/freezer, built in wine fridge, window to rear aspect, door leading to utility room.

Diner

Window to front aspect.

Utility Room

Base level units with roll top work surfaces over, built in storage cupboard under the stairs, double glazed door leading to rear garden.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink with tiled splashbacks, extractor fan.

First Floor

Landing

Window to rear aspect, loft access, built in storage cupboard, doors to all rooms.

Bedroom One

11'3" x 10'2" (3.45 x 3.10)

Window to front aspect, door leading to en suite.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal sink, shower cubicle with fitted shower, full height tiling to all walls, obscured window to front aspect, chrome ladder radiator, extractor fan.

Bedroom Two

11'3" x 9'9" (3.43 x 2.98)

Window to front aspect, built in storage cupboard.

Bedroom Three

8'11" x 7'4" (2.72 x 2.25)

Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, paneled bath with fitted shower over, full height tiling to all walls, extractor fan, obscured window to rear aspect.

Externally**Front Garden**

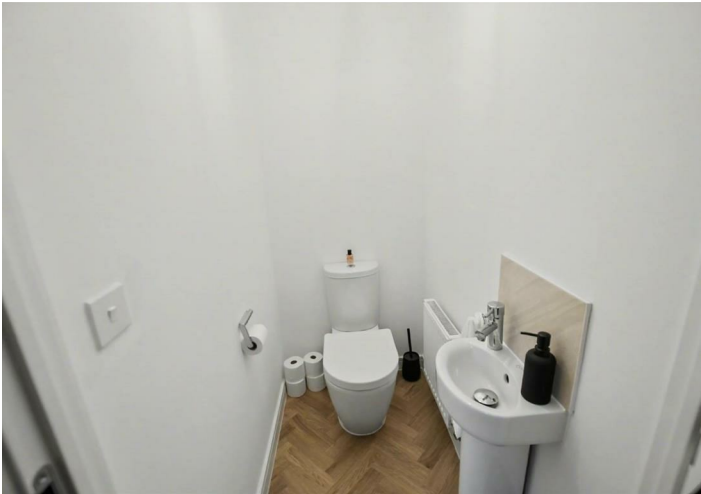
Gravelled area, flower beds with established plants and shrubs, driveway to the side of property for off road parking for two vehicles leading to single garage.

Rear Garden

Laid mainly to patio, raised patio areas with gravelled areas, lawn areas, pathway leading to garage service door, gated side access, enclosed by timber fencing.

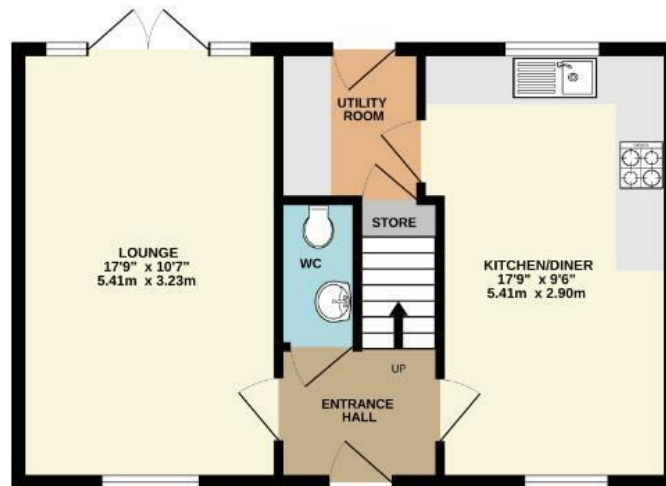
Agents Notes

Council Tax Band: D

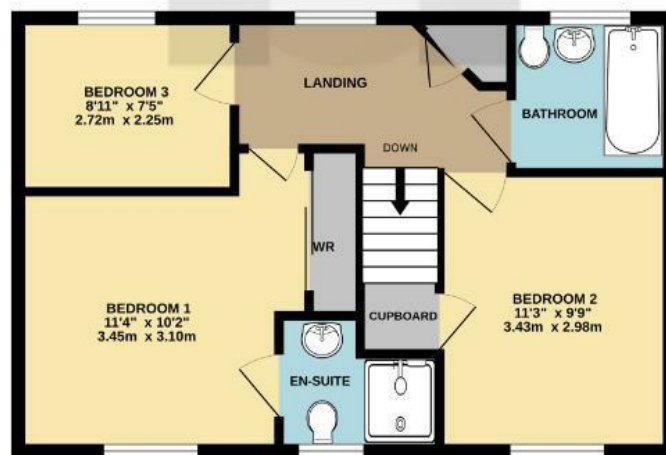




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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		94
(81-91) B	83	
(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.