



55 Howards Way, Moulton, Northampton, NN3 6RL
£390,000 Freehold

A stylishly presented four bedroom detached family home with off road parking for several vehicles, well located in the Moulton Park area of Northampton. The property has been updated by the present owner to include a wonderful modern kitchen with oak surfaces, fitted appliances and a central island, a recently landscaped rear garden and a newly fitted down stairs WC. The accommodation comprises entrance hall, lounge in excess of 20ft, kitchen/dining room, utility and WC. To the first floor are four double bedrooms a family bathroom and en-suite. Externally are front and rear gardens and a single garage. EPC: C. Council Tax Band: E.

Detached Family Home | Stunning Refitted Kitchen With Island | Four Bedrooms | En-Suite To Bedroom One | Detached Garage | Landscaped Gardens

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door with ornate window. Vinyl flooring. Radiator. Under stairs storage cupboard. Staircase rising to first floor landing.

CLOAKROOM 1.35m x 1.78m (4'5 x 5'10)

Obscure double glazed window to side elevation. School style radiator. Recently refitted WC and vanity wash hand basin. Tiling to dado height.

LOUNGE 3.53m x 6.17m (11'7 x 20'3)

Two double glazed windows to front elevation. Double glazed window to side elevation. Radiator.

KITCHEN/DINING ROOM 4.50m x 6.15m (14'9 x 20'2)

Double glazed windows to front and side elevations. Double glazed French doors to rear elevation. A beautiful modern Wrenn kitchen comprising wall and base units with solid oak work surfaces over. Central island with drawers and light under. Composite one and a half bowl sink unit with mixer tap over. Integrated double electric Neff hide and slide oven, five ring Neff gas hob with Bosch extractor over. Integrated dishwasher. Space for American size fridge/freezer.

UTILITY

Obscure double glazed door to garden. Wall and base units with work surfaces over. Stainless steel sink unit. Space for washing machine. Space for tumble dryer. Extractor fan. Vinyl flooring.

FIRST FLOOR LANDING

Access to loft space. Store cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 4.85m x 2.84m (15'11 x 9'4)

Double glazed window to rear elevation. Two double wardrobes Radiator. Door to en-suite.

EN-SUITE

Obscure double glazed window to side elevation. Radiator. Three piece suite comprising double shower cubicle with mixer shower over, low level WC and pedestal wash hand basin. Tiling to dado height.

BEDROOM TWO 3.43m x 3.66m (11'3 x 12)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 3.53m x 2.62m (11'7 x 8'7)

Double glazed window to side elevation. Radiator.

BEDROOM FOUR 2.64m x 3.10m (8'8 x 10'2)

Double glazed windows to front and side elevations. Radiator.

BATHROOM 2.59m x 3.53m (8'6 x 11'7)

A four piece suite comprising panelled bath with mixer shower over, low level WC, vanity wash hand basin with mixer tap over and shower unit with mixer shower. Radiator. Shaver point. Tiling to splash back areas. Inset spotlights.

OUTSIDE

FRONT GARDEN

Tarmac driveway providing off road parking for several vehicles leading to single garage. Central steps to front door.

GARAGE

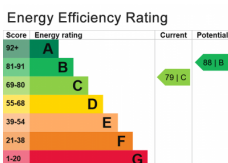
Single garage with electric roller door and power and light. Courtesy door to garden.

REAR GARDEN

Laid to lawn with gravel and patio area accessed via double doors. All enclosed by timber panelled fencing with pedestrian access to garage and front of property.

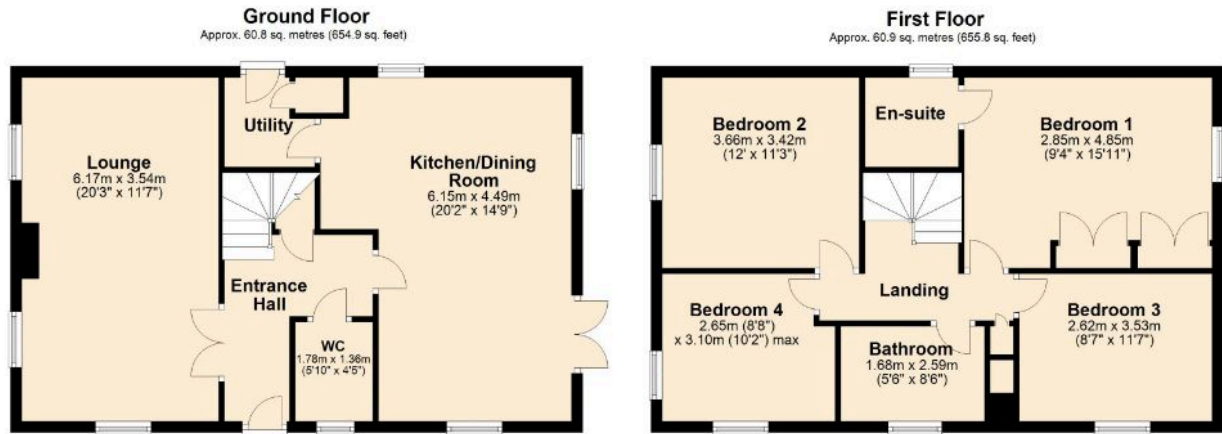
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 121.8 sq. metres (1310.7 sq. feet)



LOCAL AREA INFORMATION

Moulton is a large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, library, supermarket, general stores, post office, petrol station, public houses, Moulton club and a cafe. Supporting a variety of community groups, Moulton also has a Community Centre with cafe, and leisure centre. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

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