



**24 East Leys Court, Moulton, Northampton, NN3 7TX**  
**Offers In The Region Of £419,750 Freehold**

Enjoying countryside views from the first floor balcony and benefiting from full modernisation, is this well proportioned four bedroom detached family home. The property is situated on a quiet cul-de-sac and sides onto open fields. The beautifully presented accommodation comprises entrance hall, cloakroom/WC, lounge, open plan kitchen/dining room, four double bedrooms and a family shower room. The primary bedroom boasts a door to its own private balcony allowing you to an elevated view across the countryside beyond. Externally, the front and rear gardens have been landscaped and designed for low maintenance and maximum enjoyment. The front offers off road parking for several vehicles with a lawn and raised beds. The side is gated and designed for additional secure off road parking and leads to a lovely private rear garden and cabin which offers potential for many uses. A viewing is highly recommended. EPC Rating: C. Council Tax Band: D.

**Gorgeous Family Home | Fully Refurbished | Established Location | Four Generous Bedrooms | Landscaped Gardens With Cabin | Views From Private Balcony**

modern marketing · traditional values

### ENTRANCE HALL

Enter via composite double glazed door with double glazed window to side. Stairs rising to first floor landing with cupboard under housing gas fired combination boiler. Tiled flooring. Inset spotlights to ceiling. Radiator.

### CLOAKROOM/WC 1.35m x 1.09m (4'5" x 3'7")

Obscure double glazed window to side elevation. Refitted suite comprising low level WC and vanity unit housing wash hand basin with mixer tap over and cupboard under. Inset spotlights to ceiling.

### LOUNGE 4.39m x 3.96m (14'5" x 13'0")

Large double glazed window to front elevation. Radiator.

### KITCHEN/DINING ROOM 5.89m x 3.71m Maximum (19'4" x 12'2" Maximum)

Picture windows to side and rear elevations. Bifolding doors to rear garden. Modern refitted kitchen with a range of base and wall mounted units with worktop surfaces. Integrated appliances include a 'Neff' double oven and induction hob with feature dome extractor hood over, fridge/freezer and dishwasher. Inset spotlights to ceiling.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to: -

### BEDROOM ONE 4.39m x 3.18m (14'5" x 10'5")

Double glazed window to front elevation. Double glazed door to balcony. Radiator. Full range of wall to wall wardrobes.

### BALCONY

With views over countryside. Power sockets and light.

### BEDROOM TWO 3.48m x 3.35m (11'5" x 11'0")

Double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.84m x 2.21m (9'4" x 7'3")

Double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 3.15m x 2.84m (10'4" x 9'4")

Double glazed window to front elevation. Radiator. Overstairs storage cupboard.

### SHOWER ROOM 1.88m x 1.68m (6'2" x 5'6")

Obscure double glazed window to side elevation. Refitted suite comprising low level WC, wash hand basin set into vanity unit with mixer tap over and double shower enclosure with mixer shower over. Shaver point. Tiled splash back areas. Tiled flooring.

### OUTSIDE

#### FRONT GARDEN

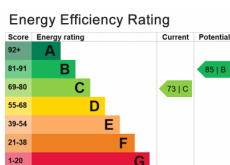
Good sized frontage siding onto fields. Gravelled driveway which provides off road parking for several cars. Lawned area with raised sleeper borders. External power socket. Patio area and further hardstanding with double gate providing access to the rear garden and further secure parking.

#### REAR GARDEN

Benefiting from almost complete privacy, the attractive rear garden has been thoughtfully landscaped. A paved patio stretches the full width of the plot extending to the side and giving access to double gates to the front and the brick built store. The store has power and light connected. Beyond the patio is a slightly raised lawn area fitted with artificial grass. External power socket. The vendors have also constructed a cabin in the garden which is currently used as a gym but would serve as a multitude of uses.

#### DRAFT DETAILS

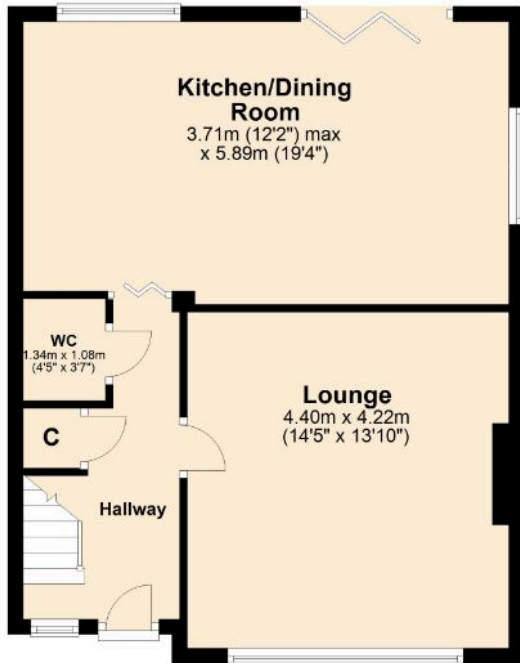
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

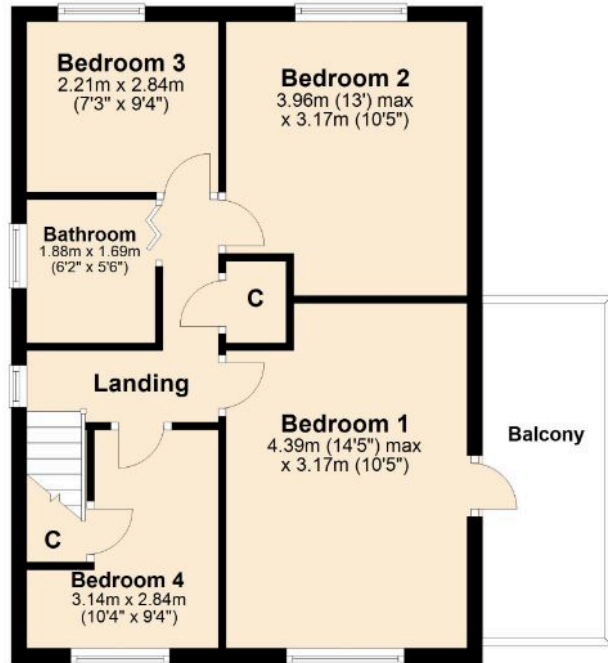
### Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



### First Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



Total area: approx. 99.0 sq. metres (1066.0 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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