



111 Howards Way, Moulton Park, Northampton, NN3 6RL
£300,000 Freehold

A three storey townhouse offered for sale in good condition throughout and benefitting from good size accommodation to include a 12'8 x 15'3 main bedroom with an en-suite and a useful study area. The ground floor comprises entrance hall, good size lounge/diner with patio doors to the rear garden, a fitted kitchen and WC. To the first floor are two bedrooms, family bathroom and a study area and the top floor offers the main bedroom with en-suite. Externally the property offers off road parking for several cars leading to a single garage and an enclosed rear garden. Viewing is advised. EPC Rating: TBC. Council Tax Band: C

Three Storey Townhouse | Study Area | Main Bedroom With En-Suite | Good Condition | Parking For Several Cars | Single Garage

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Radiator. Staircase rising to first floor landing.

KITCHEN 3.66m x 2.39m (12 x 7'10)

Double glazed window to front elevation. Fitted with a range of wall and base units with roll top work surface over. Integrated oven and hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. One and a half sink and drainer unit with mixer tap over. Tiled splash back areas.

DOWNSTAIRS WC 1.85m x 0.97m (6'1 x 3'2)

Double glazed window to front elevation. White suite comprising low level WC and pedestal wash hand basin. Radiator.

LOUNGE/DINER 4.52m x 4.57m (14'10 x 15)

Double glazed patio doors leading into the rear garden. Radiator. Understairs storage cupboard.

FIRST FLOOR LANDING

Radiator. Door to study area with staircase leading to second floor. Doors to connecting rooms.

BEDROOM TWO 3.40m x 4.60m (11'2 x 15'1)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.00m x 2.41m (9'10 x 7'11)

Double glazed window to front elevation. Radiator.

BATHROOM 1.78m x 2.41m (5'10 x 7'11)

Obscure double glazed window to side elevation. Three piece suite comprising panel bath with shower over, wash hand basin and low level WC. Tiled splash back areas. Shaving point. Heated towel rail. Tiled floor. Extractor fan.

STUDY AREA 1.83m max x 2.08m (6' max x 6'10)

Double glazed window to front elevation. Stairs rising to second floor. Radiator.

SECOND FLOOR

MAIN BEDROOM 3.86m x 4.65m (12'8 x 15'3)

Double glazed window to front elevation. Double glazed Velux window to rear elevation. Radiator. Built in double wardrobe. Eaves storage cupboard. Television point. Access to loft storage space. Door to:

EN-SUITE 1.55m x 2.11m (5'1 x 6'11)

Obscure double glazed Velux window to rear elevation. Radiator. Suite comprising double shower cubicle, wash hand basin and low level WC. Tiled splash back areas. Tiled floor. Extractor fan. Recessed spotlights to ceiling.

OUTSIDE

FRONT GARDEN

The front is set behind a hedge with a path leading to the front door with lawn area either side. A driveway to the side of the property providing off road parking for two-three cars leading to single garage.

GARAGE

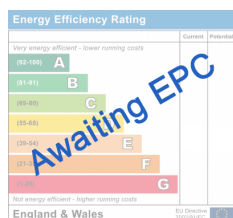
Up and over door. Power and light connected. Eaves storage.

REAR GARDEN

Larger than average rear garden with a good size patio area with the remainder laid to lawn. Enclosed by timber fencing with side gate lead to drive.

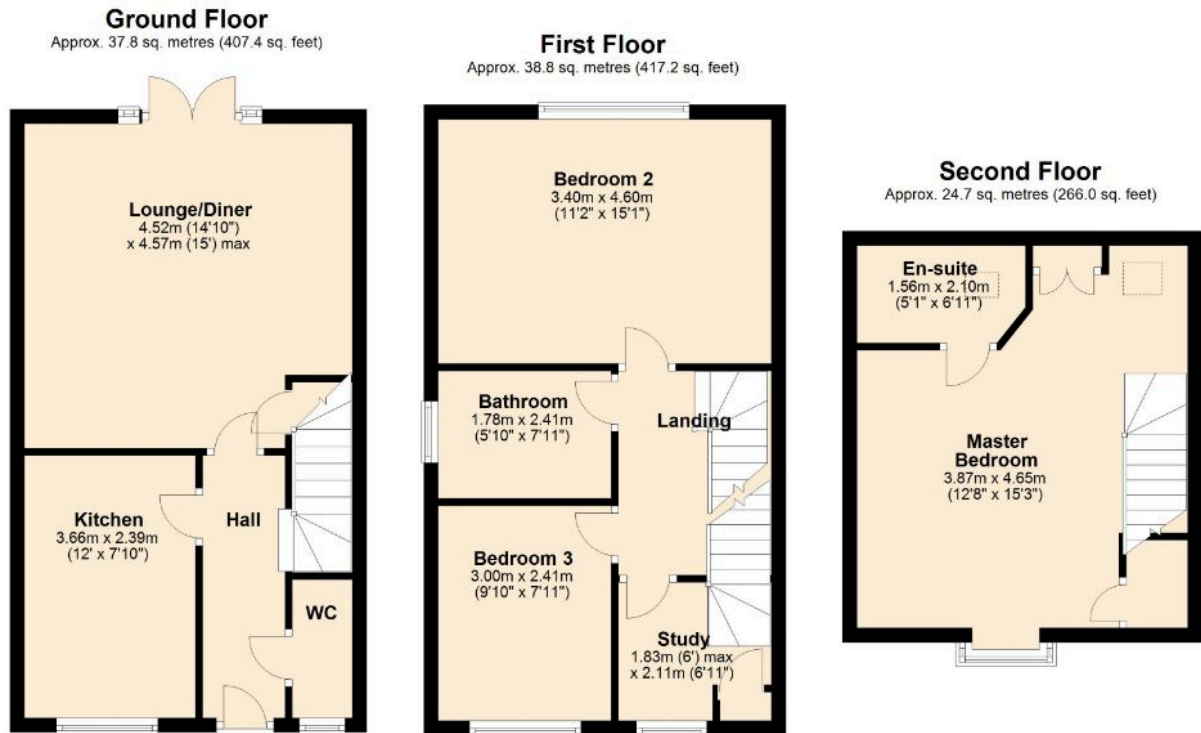
DRAFT DETAILS

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

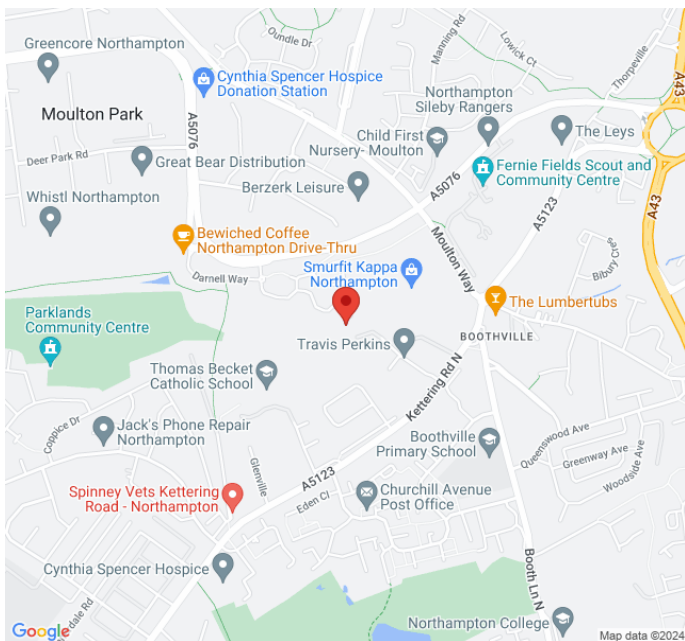


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 101.3 sq. metres (1090.5 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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