



33 Northampton Lane North, Moulton, Northampton, NN3 7QY
£340,000 Freehold

Conveniently located close to the local amenities that Moulton has to offer is this extended four/five bedroom semi detached home that provides versatile living accommodation. In brief the ground floor comprises entrance hall, lounge, kitchen, dining room/bedroom five, a bathroom and utility. To the first floor you will find three double bedrooms and a fourth single bedroom plus the family bathroom. Externally the rear enjoys patio space, lawned area with a ramp leading to the partially converted rear garage, that benefits from French doors and a decked area to sit and relax. The front benefits from a block pave driveway and enclosed via hedging giving some degree of privacy. EPC: D. Council Tax Band: C

Semi Detached | Four/Five Bedrooms | Versatile Accommodation | Utility Area | Driveway | Close To Local Amenities

modern marketing · traditional values

Enter via UPVC double glazed door with obscure inset glass panels into entrance porch.

ENTRANCE PORCH

Glazed door into;

ENTRANCE HALL

Stairs to first floor landing. Under stairs storage cupboard. Radiator. Cupboard housing utility meters. Doors to connecting rooms.

LOUNGE 4.41m x 3.73m (14'6 x 12'3) Max

UPVC double glazed bay window to front elevation. Brick fire surround with hearth and wooden mantle over. Television point. Radiator. Telephone point. Dado rail.

KITCHEN 3.63m x 2.87m (11'11 x 9'5)

UPVC double glazed window to rear elevation. Base and wall mounted units with roll top work surface over, tiled splash back areas and under pelmet lighting. One and a half bowl sink and drainer unit with mixer tap over. Space for freestanding cooker, extractor hood over. Space for freestanding fridge. Space for slim line dishwasher. Radiator. Tiled floor. Recessed spot lighting.

DINING ROOM/BEDROOM FIVE 3.61m x 3.07m (11'10 x 10'1) Max

UPVC obscure double glazed door to front elevation. Radiator. UPVC double glazed window to front elevation. Telephone point.

UTILITY ROOM 2.92m x 2.13m (9'7 x 7') Max

UPVC obscure double glazed door leading into rear garden. Tiled floor. Plumbing for washing machine and tumble dryer. Space for freestanding appliances. Door to rear garden via ramp access.

BATHROOM 1.80m x 1.57m (5'11 x 5'2)

Obscure UPVC double glazed window to rear elevation. Heated towel rail. White suite comprising a refitted accessible Jacuzzi style bath, wash hand basin and low level WC. Fully panelled walls.

FIRST FLOOR LANDING

UPVC obscure double glazed window to rear elevation. Access to loft space with drop down ladder. Storage/coat cupboard. Doors to connecting rooms.

BEDROOM ONE 3.63m x 3.10m (11'11 x 10'2)

UPVC double glazed window to front elevation. Radiator. Television point.

BEDROOM TWO 3.68m x 3.28m (12'1 x 10'9)

UPVC double glazed window to rear elevation. Built in storage cupboard. Radiator.

BEDROOM THREE 3.10m x 3.97m (10'2 x 13'0) Max

UPVC double glazed window to front elevation. Radiator. Loft access.

BEDROOM FOUR 2.44m x 2.44m (8' x 8')

UPVC double glazed window to front elevation. Radiator. Television point.

BATHROOM 1.80m x 1.88m (5'11 x 6'2)

UPVC double glazed obscure window to rear elevation. White three piece suite to comprise of panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Radiator. Walls tiled to full height.

OUTSIDE

FRONT GARDEN

A block paved driveway provides off road parking for two/three vehicles. Ramp provides wheelchair access to the front door. Raised flower bed and enclosed via mature hedging.

REAR GARDEN

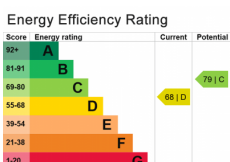
The enclosed rear garden is half laid to patio and half laid to lawn with decking and ramp to rear, leading to garage.. Two brick built outhouses offer storage, with power and light connected and a single garage to the rear is accessed via a service road.

GARAGE/WORKSHOP

Of brick construction with a UPVC patio doors. Ideal space for a gym or home office.

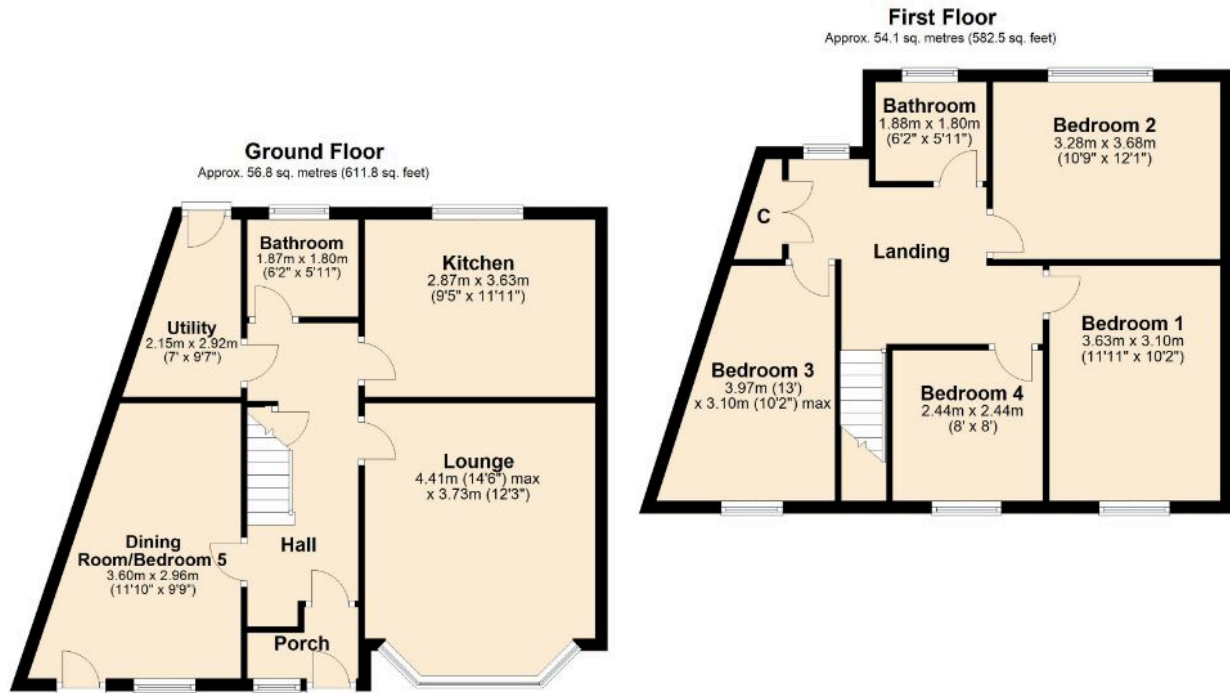
DRAFT DETAILS

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. 110.9 sq. metres (1194.2 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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