



2 Southcourt, Moulton, Northampton, NN3 7BB
£340,000 Freehold

Located on a small development of properties of a similar calibre is this detached two bedroom bungalow. This well proportioned property is available with no onward chain, is fully double glazed and also benefits from a well tended walled garden. The accommodation comprises entrance hall, lounge in excess of 21ft and overlooking the lovely garden, kitchen/dining room, two double bedrooms - both with fitted wardrobes and a wet room. Outside, the open plan frontage is predominantly laid to lawn with a generous driveway leading to the single garage. The rear garden enjoys a paved patio, manicured lawn, and well stocked flower and shrub borders. EPC Rating: D. Council Tax Band: C

**Detached Bungalow | Generous Location | Two Double Bedrooms | Driveway & Garage |
Scope For Adaptation | No Onward Chain**

modern marketing · traditional values

HALL

Double glazed entrance door. Coving. Access to loft space. Airing cupboard. Glazed doors to lounge and kitchen. Further doors to bedrooms and bathroom. Radiator.

LOUNGE 6.50m x 2.87m (21'4 x 9'5)

Double glazed sliding patio doors to garden. Window overlooking kitchen. Radiator. Wall mounted electric fire. Coving. Wall light points.

KITCHEN 4.78m x 2.36m (15'8 x 7'9)

Double glazed window to rear elevation. Fitted with a range of wall and base units and shelving. Roll top work surfaces extending to provide breakfast bar. Inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Complimentary tiling to splash back areas. Integrated wall mounted oven, electric hob and extractor canopy over. Space for fridge and freezer. Space and plumbing for washing machine. Door to garage.

BEDROOM ONE 4.22m x 2.77m (13'10 x 9'1)

Double glazed window to front elevation. Radiator. Coving. Built in double mirrored wardrobe.

BEDROOM TWO 2.77m x 2.44m (9'1 x 8'0)

Double glazed box bay window to side elevation. Radiator. Coving. Triple mirrored wardrobes.

WET ROOM 1.78m x 1.78m (5'10 x 5'10)

Obscure double glazed window to side elevation. Radiator. Suite comprising wall mounted electric shower set over a Soakaway floor, pedestal wash hand basin with mixer tap and low level WC. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Laid to lawn with a block paved driveway providing off road parking for two - three vehicles and leading to the garage.

GARAGE

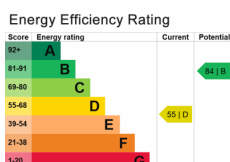
Brick built under a timber pitched roof. Metal up and over door. Open roof area. Boiler. Power and light connected. Courtesy door to garden. Courtesy door to kitchen.

REAR GARDEN

Fully enclosed behind timber panelled fencing and attractive brick wall. The garden is predominately laid to lawn with flower and shrub borders. Gated access to the side. Good degree of privacy.

DRAFT DETAILS

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

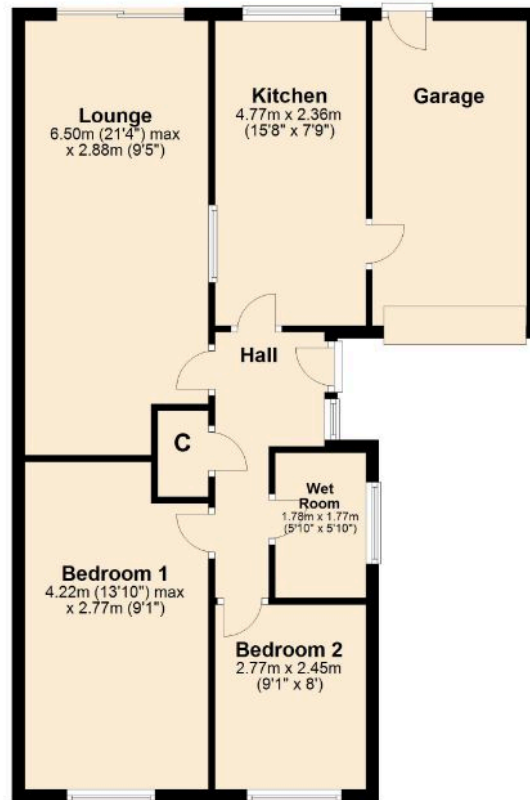


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Approx. 73.6 sq. metres (791.7 sq. feet)



Total area: approx. 73.6 sq. metres (791.7 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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