



6 Kirk Close, Moulton, Northampton, NN3 7EB
£295,000 Freehold

Enjoying an open aspect across protected parkland to the front, is this three bedroom end of terrace home. The property was constructed by Balfour Beatty and offers modern open plan living. The accommodation is set over two floors and comprises entrance hall with access to both the living space and the cloakroom/WC. The open plan living space is clearly defined with a well appointed fully fitted kitchen extending to create a breakfast bar. There is ample space for sofas and dining table allowing options for relaxing and dining. On the first floor are three bedrooms and a family bathroom. The master bedroom has a lovely view to the front and boasts an en-suite shower room. Outside there is designated off road parking for two vehicles and an enclosed, and predominantly lawned, rear garden. EPC Rating: B. Council Tax Band: C.

**End Of Terrace Property | Open Plan Living | Lovely Aspect Beyond | Three Bedrooms |
Ensuite To Master Bedroom | Two Allocated Parking Spaces**

modern marketing · traditional values

ENTRANCE HALL

uPVC entrance door. Doors to cloakroom/WC and living area.

CLOAKROOM/WC

Obscure uPVC double glazed window to front elevation. Fitted with a white suite comprising dual flush WC and pedestal wash hand basin. Tiling to splash back areas.

OPEN PLAN LOUNGE/KITCHEN/BREAKFAST ROOM 7.77m x 4.95m (25'6 x 16'3) Max

This open plan space maximises the social aspect of this modern home. uPVC double glazed window to front elevation, uPVC double glazed French doors to rear elevation. Two radiators. The kitchen area comprises range of wall mounted and base level cupboards and drawers incorporating built in fridge, freezer, washing machine and dishwasher, oven and hob with extractor over. Recessed spotlights to ceiling. Roll top work surfaces which extends to provide a breakfast bar and divides the area. The remainder of this bright and airy room offers space for relaxing or entertaining.

FIRST FLOOR LANDING

Access to loft space. Doors to bedrooms and bathroom.

BEDROOM ONE 3.71m x 3.91m Maximum (12'2 x 12'10 Maximum)

uPVC double glazed window to front elevation enjoying a lovely aspect over the protected countryside beyond. Radiator. Door to:

ENSUITE 1.93m x 1.63m (6'4 x 5'4)

Obscure uPVC double glazed window to front elevation. Chrome heated towel rail. White three piece suite comprising tiled shower cubicle, dual flush WC and pedestal wash hand basin. Tiling to splash back areas.

BEDROOM TWO 2.87m x 2.74m (9'5 x 9'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.77m x 2.01m (9'1 x 6'7)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.08m x 1.91m (6'10 x 6'3)

Fitted white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiling to splash back areas. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

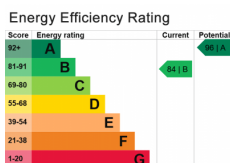
Enclosed by timber panelled fencing with gated access to the side. Fully laid to lawn with a small paved patio area.

PARKING

There are two allocated parking bays to the front of the property.

DRAFT DETAILS

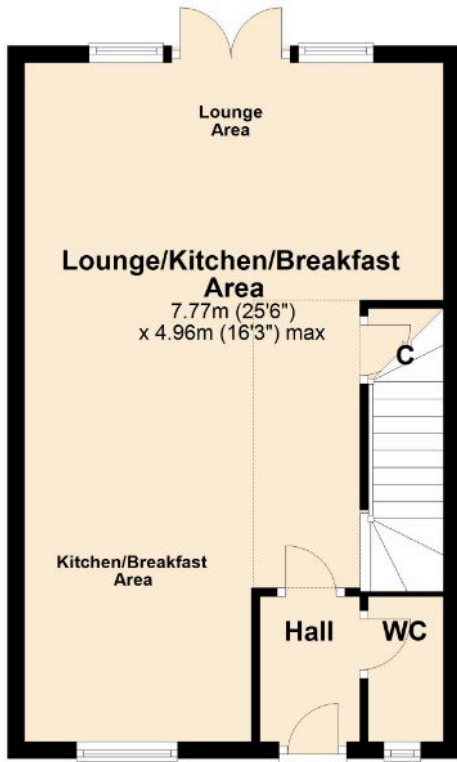
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

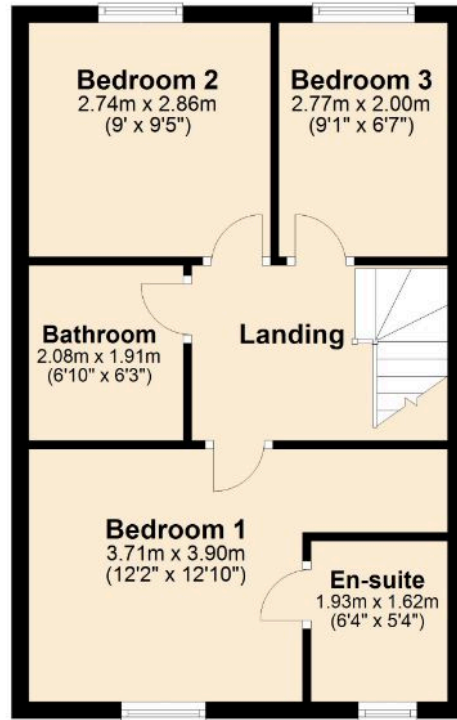
Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)

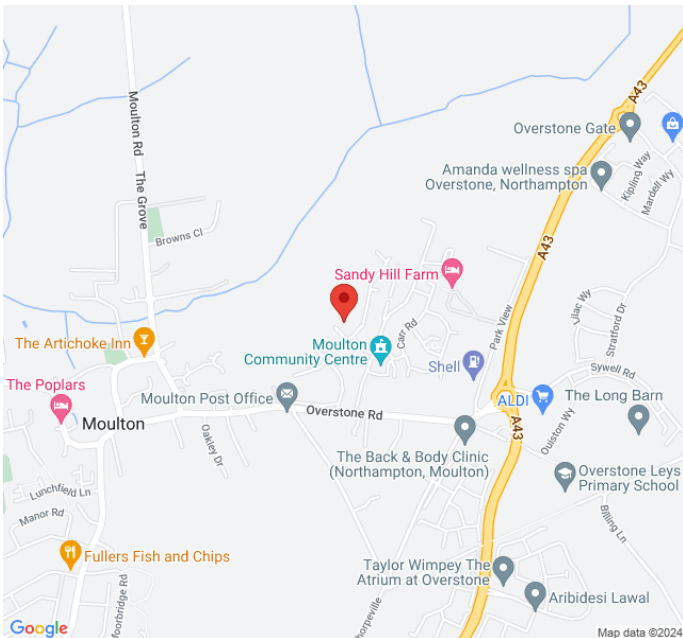


First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 79.7 sq. metres (857.4 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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