



39 Mulbridge Way, Moulton, Northampton, NN3 7DZ
Offers In Excess Of £375,000 Freehold

Sitting on the fringe of the village is this sizeable family home boasting the most fabulous views over fields and the Church spire. This versatile property occupies three storeys and currently offers an entrance hall, cloakroom, open plan kitchen / family room with doors to the rear garden. On the first floor the current owners use what could be the lounge as the primary bedroom to make the most of the views. There is a bedroom with en-suite shower room, double airing cupboard and stairs rising to the second floor where there are three further bedrooms, an en-suite to the larger bedroom and a family bathroom. Externally there is a front garden, driveway to the side providing off road parking for two cars and leading to the detached garage and gated access to the enclosed and landscaped rear garden. EPC Rating B. Council Tax Band D.

Versatile Accommodation | Open Plan Living | Juliet Balcony | Four / Five Bedrooms & Two En-Suites | Gardens & Garage | Stunning Village Views

modern marketing · traditional values

ENTRANCE HALL

Entrance via composite door. Radiator. Stairs rising to the first floor. Door to cloakroom and family room.

CLOAKROOM

uPVC obscure double glazed window to front elevation. Radiator. Suite comprising low level dual flush WC and pedestal wash hand basin with mixer tap over. Spotlights to ceiling.

FAMILY ROOM 4.67m x 4.98m (15'4 x 16'4)

uPVC double glazed French doors to rear elevation with windows to either side. Radiator. Understairs storage cupboard.

KITCHEN 3.63m x 2.74m (11'11 x 9'0)

uPVC double glazed window to front elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. One and a half bowl sink and drainer unit with mixer tap over. Built in gas hob with extractor hood over. Integrated appliances to include fridge / freezer, dishwasher, washing machine and electric oven. Spotlights to ceiling.

FIRST FLOOR LANDING

Stairs rising to second floor landing. Large storage cupboard. Doors to lounge and bedroom one.

LOUNGE 3.12m x 4.95m (10'3 x 16'3)

Currently being used as the principal bedroom. uPVC leaded light window to rear elevation. uPVC double glazed French doors to Juliet balcony to appreciate open field views. Radiator.

BEDROOM ONE 3.10m x 4.98m (10'2 x 16'4)

Two uPVC double glazed windows to front elevation. Radiator. Door to en-suite.

EN-SUITE 1.68m x 2.06m (5'6 x 6'9)

Heated towel rail. Suite comprising tiled walk in shower cubicle, low level WC and wash hand basin with mixer tap over. Tiled splash backs. Spotlights to ceiling.

SECOND FLOOR LANDING

Access to loft space. Doors to bedrooms and bathroom.

BEDROOM TWO 3.73m x 3.23m (12'3 x 10'7)

uPVC double glazed leaded light window to front elevation. Radiator. Door to en-suite.

EN-SUITE 1.96m x 1.60m (6'5 x 5'3)

uPVC double glazed leaded light window to front elevation. Heated towel rail. Tiled shower cubicle with rainfall shower, low level WC and wash hand basin. Tiled splash backs, Spotlights to ceiling.

BEDROOM THREE 3.12m x 2.87m (10'3 x 9'5)

uPVC double glazed leaded light window to rear elevation. Radiator.

BEDROOM FOUR 3.12m x 1.96m (10'3 x 6'5)

uPVC double glazed leaded light window to rear elevation. Radiator.

BATHROOM 2.18m x 1.75m (7'2 x 5'9)

OUTSIDE

FRONT GARDEN

An open plan front garden predominantly laid to lawn with paved path leading to the front entrance door with stone chipped border. Outside lighting.

DRIVEWAY

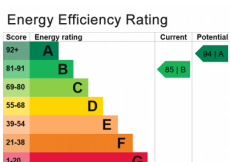
Situated to the side of the property providing off road parking for two cars and leading to a detached brick built garage under and pitched roof with power and light connected.

REAR GARDEN

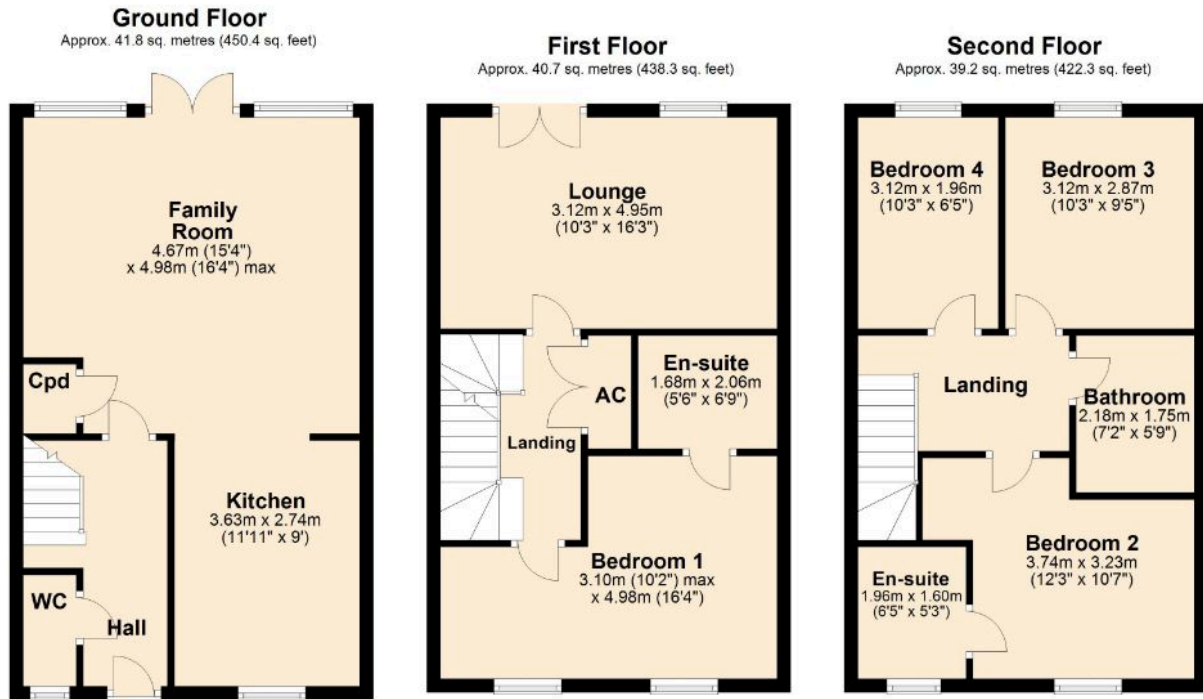
A private, westerly facing garden which has been designed for entertaining. There is a covered patio area, lawn, further decked seating area with gated access to the driveway. Outside lighting and water tap. Enclosed by timber panelled fencing and attractive high level brick wall.

DRAFT DETAILS

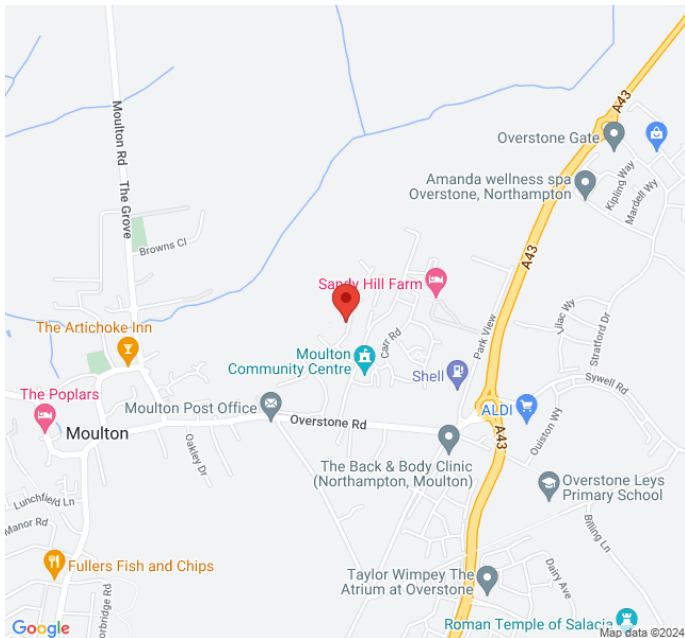
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.



Total area: approx. 121.8 sq. metres (1311.0 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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