



11 Oakley Drive, Moulton, Northampton, NN3 7UH
£275,000 Freehold

Located just a stones throw from the many amenities, this thriving village has to offer is this versatile semi-detached home. The property has been loved and maintained by the same family since construction and currently offers accommodation consisting of an open plan entrance hall leading into the lounge, inner hallway, kitchen, separate dining room, bedroom and shower room to the ground floor. The first floor is occupied by two generous bedrooms. Externally both the front and rear gardens are well tended, with the rear enjoying a good degree of privacy, is well stocked and has a choice of patio areas. There is a driveway for three vehicles leading to the single garage. This well loved village home is offered for sale with no onward chain. EPC: D. Council Tax: C.

Semi-Detached Home | Versatile Accommodation | Two to Three Bedrooms | Garage and Well Tended Gardens | Close to the Heart of the Village | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL 2.59m x 2.44m (8'6 x 8'0)

Entry via uPVC obscure glazed panel door. uPVC double glazed window to front elevation. Radiator. Cupboard housing meters, opening into:

LOUNGE 4.34m Max x 3.02m (14'3 Max x 9'11)

uPVC double glazed deep box bay window to front elevation. Two radiators. Inset gas fire place with brick effect surround. Coving to ceiling. Door to:

INNER HALL

Access to lounge. Radiator. Stairs to first floor. Doors to:

KITCHEN 3.00m x 2.57m (9'10 x 8'5)

uPVC double glazed deep box bay window to side elevation. uPVC double glazed obscure door to side elevation. Kitchen fitted with a range of wall mounted and base level units and drawers. Stainless Steel sink and drainer with mixer tap. Integrated oven. Gas hob with extractor hood over. Further high level NEFF integrated oven. Tiling to splash backs. Space for white goods.

SHOWER ROOM 2.01m x 1.68m (6'7 x 5'6)

uPVC double glazed obscure window to side elevation. Low level WC and wash hand basin inset into vanity unit with storage. Tiled shower cubicle. Heater. Fully tiled walls.

BEDROOM THREE 2.49m x 2.59m (8'2 x 8'6)

uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

FIRST FLOOR

BEDROOM ONE 3.99m x 3.02m (13'1 x 9'11)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.63m x 3.00m (11'11 x 9'10)

uPVC double glazed window to rear elevation. Storage to eaves.

OUTSIDE

FRONT

Laid to lawn with established hedging to the neighbouring boundary. Driveway to the side providing off road parking for three vehicles and leading to the garage.

GARAGE

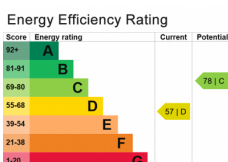
Up and over door.

REAR

A beautifully tended traditional style garden boasting a range of planting including mature shrubs, climbers and bedding plants. A lawn separates two block paved patio areas. There is a green house and pergola.

DRAFT DETAILS

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

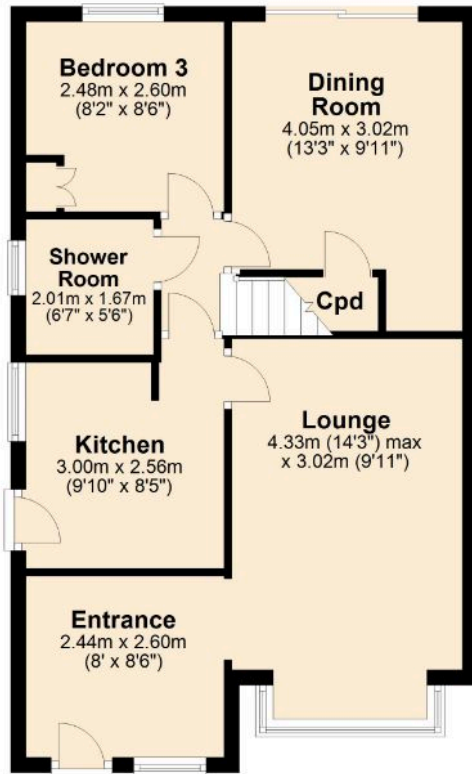


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

11 Oakley Drive, Moulton, Northampton NN3 7UH
£275,000 Freehold

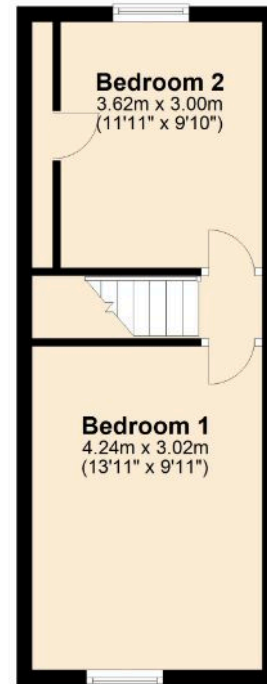
Ground Floor

Approx. 52.1 sq. metres (561.1 sq. feet)

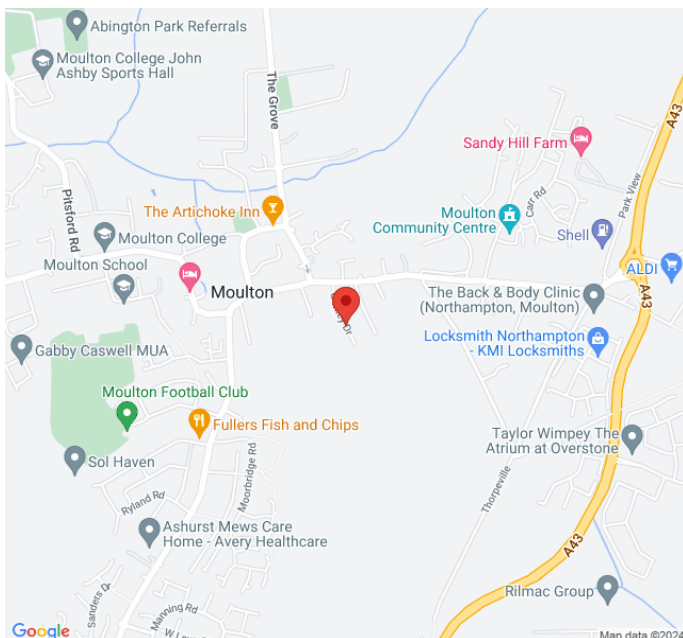


First Floor

Approx. 25.6 sq. metres (275.5 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 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.

11 Oakley Drive, Moulton, Northampton NN3 7UH
£275,000 Freehold

