



24 West Street, Moulton, Northampton, NN3 7SB
£335,000 Freehold

Centrally located within walking distance to the extensive amenities this popular village has to offer is this well proportioned stone built cottage. The property enjoys character features including a bread oven, quarry tiled floor and partially converted barns. Accommodation comprises in brief a dining room, lounge with open fire place and kitchen with space for a bistro table and door to a walk-in pantry store. On the first floor there are three double bedrooms and bathroom. Externally the garden is quite charming with raised beds, choice of seating areas and is fully enclosed and private. EPC Rating: D. Council Tax: D.

Stone Cottage | Separate Reception Rooms | Three Double Bedrooms | Stone Barns with Power | Charming Garden | Centrally Located

modern marketing · traditional values

ENTRANCE

Enter via uPVC double glazed door into:

DINING ROOM 4.34m x 2.62m (14'3 x 8'7)

Window to front elevation. Radiator. Stairs to first floor with cupboard under. Cupboard housing meters. Laminate flooring. Opening to lounge and door to kitchen.

LOUNGE 4.42m x 2.92m (14'6 x 9'7)

Dual aspect window to front and rear elevation. Radiator. Feature fireplace.

KITCHEN 4.42m x 3.35m (14'6 x 11')

uPVC double glazed door to rear. Dual aspect window to front and rear. Fitted with a range of Shaker style base and wall mounted units with wooden work surface over. Inset stainless steel sink with contemporary mixer tap. Complementary tiling to splash backs. Breakfast bar. Space for cooker, fridge and plumbing for washing machine. Feature cast iron bread oven and coal fire. Quarry tile flooring. Door to walk in pantry with windows to front and rear.

FIRST FLOOR LANDING

Split landing. Window to front. Radiator. Doors to connecting rooms.

BEDROOM ONE 4.52m x 3.45m (14'10 x 11'4)

Dual aspect window to front and rear elevation. Two radiator. Access to loft space.

BEDROOM TWO 4.19m x 2.97m (13'9 x 9'9)

Window to front elevation. Radiator. Cast iron fireplace.

BEDROOM THREE 2.72m x 2.64m (8'11 x 8'8)

Window to rear elevation. Radiator. Housing the boiler.

BATHROOM 2.39m x 1.91m (7'10 x 6'3)

Obscure window to rear elevation. Radiator. White suite comprising of panel bath with mixer tap and shower attachment. Pedestal wash hand basin and dual flush WC. Tiling to splash backs.

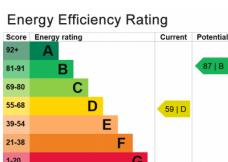
OUTSIDE

REAR GARDEN

Fully enclosed. The garden offers a lovely private, landscaped hideaway from village life. Raised beds, choice of seating areas plus two partially converted barns. The barns both have power and light and could be used in a variety of ways.

DRAFT DETAILS

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

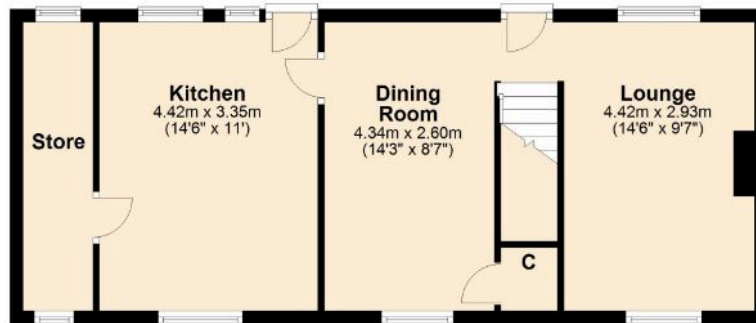


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

24 West Street, Moulton, Northampton NN3 7SB
£335,000 Freehold

Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)

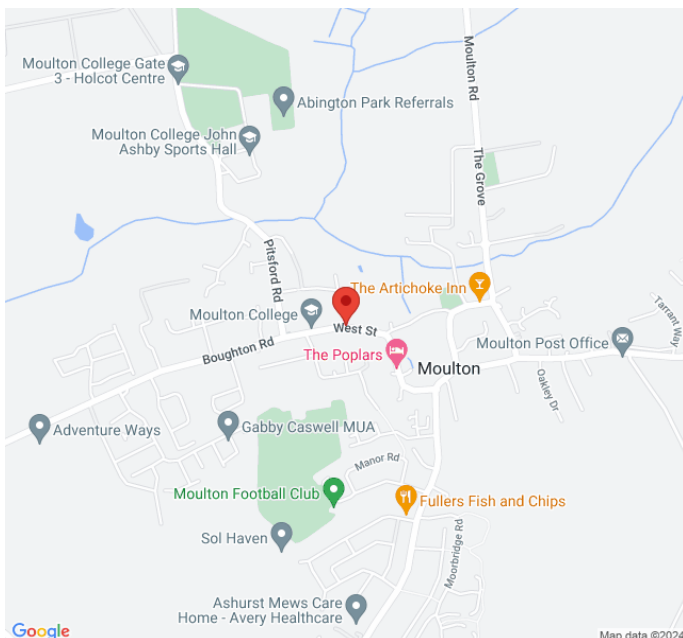


First Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 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.

24 West Street, Moulton, Northampton NN3 7SB
£335,000 Freehold

