



Vicarage Lodge, 28 Cross Street, Moulton, Northampton, NN3 7RZ
£450,000 Freehold

Jackson Grundy are delighted to offer for sale this charming characterful link detached stone cottage in the heart of Moulton Village. The property has undergone a refurbishment program and offers new heating, electrics, plastering plus bespoke kitchen, four piece bathroom and flooring throughout. The tasteful accommodation commences with a welcoming sociable open plan kitchen/dining room, inglenook fireplace, exposed beams and deep window sills. The sitting room enjoys dual aspect windows with seats below and open fireplace. There is a bright and airy landing with space for a desk or dresser, master bedroom boasting exposed floorboards and dual aspect windows, two further double bedrooms and well appointed bathroom suite. Outside is access to a two storey stone barn with multiple uses and adaptation options, secure driveway and delightful cottage garden. EPC Rating: F. Council Tax Band: D

Stone Built Link Detached Cottage | Refurbished & Modernised | Three Double Bedrooms | Character Cottage With Cottage Garden | Two Storey Stone Barn | Heart of Moulton Village

modern marketing · traditional values

ENTRANCE HALL

Wooden entrance door. Opening to kitchen area. Staircase rising to first floor landing. Door to lounge.

SITTING ROOM 4.52m x 4.42m (14'10 x 14'6)

Windows to front and rear elevations with deep sills. Exposed beamed ceiling. Inset stone fireplace with beam above. Two radiators.

KITCHEN/DINING ROOM 6.78m x 3.96m (22'3 x 13'0)

Kitchen Area: Window to rear elevation. Bespoke fitted kitchen comprising base units and drawers with granite work surfaces over. Inset double Butler sink. Inset Range cooker with extractor over. Space for washing machine and freestanding fridge/freezer. Tiling to splash back areas. Tiled floor.

Dining Area: Windows to front and rear elevations. Door to rear garden. Inglenook fireplace with inset wood burner. Larder cupboard. Understairs storage.

FIRST FLOOR LANDING

Access to loft hatch. Window with deep sill to front elevation. Doors to:

BEDROOM ONE 4.65m x 4.47m (15'3 x 14'8)

Windows with deep sill to front and rear elevations. Two radiators.

BEDROOM TWO 3.33m x 2.59m (10'11 x 8'6)

Window with deep sill to rear elevation. Radiator. Refitted Ideal combination boiler.

BEDROOM THREE 2.24m x 4.01m (7'4 x 13'2)

Window with deep sill to front elevation. Radiator.

BATHROOM 2.72m x 3.43m (8'11 x 11'3)

Window to rear elevation. Suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle with Rainfall shower head and separate attachment. Panelling to wall with folding glass door. Heated towel rail. Tiled floor.

OUTSIDE

GARDEN

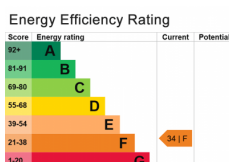
Set within stone walls this fully enclosed cottage garden is bursting with character and colour. There is an abundance of established flowers, bushes and trees, crazy paving seating areas and lawn. To the side of the cottage are double gates to the front allowing enclosed off road parking for two cars. From the garden there is also access to the stone built outside WC and into the barn.

BARN

Attached to the main cottage the storey barn is accessed from the garden. It has power and light connected, window overlooking the garden and timber stairs lead to the first floor which has a skylight window. The barn is currently used as storage but lends itself to many possibilities including annex conversion.

DRAFT DETAILS

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

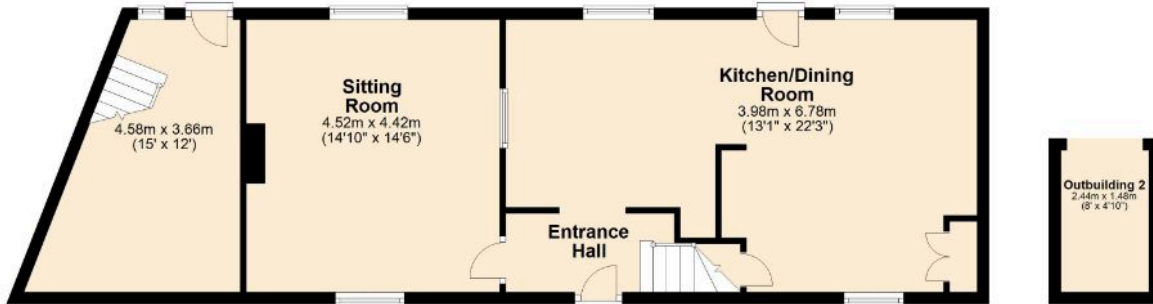


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 72.8 sq. metres (784.1 sq. feet)



First Floor

Approx. 70.8 sq. metres (761.8 sq. feet)



Total area: approx. 143.6 sq. metres (1545.9 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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