

**36 Underbank Lane, Moulton, Northampton, NN3 7HH**  
**£387,500 Freehold**

Jackson Grundy are delighted to present to the market this well presented and extended four bedroom detached family home which has been occupied by the current owners for over 30 years. The accommodation comprises entrance hall with stairs to the first floor and door opening into lounge/dining area which is in excess of 30ft, kitchen, utility area with WC and a doorway to the integral garage. To the first floor are three double bedrooms and a further single room and family bathroom, the master benefits from fitted wardrobes and an en-suite shower room. The attractive south east facing rear garden enjoys a patio area the full width of the property with a further raised seating area and the remainder laid to lawn. To the front the property benefits a paved driveway to provide off road parking for two - three vehicles. Viewing is essential to appreciate this wonderful family home that is offered to the market with no onward chain. EPC Rating: TBC. Council Tax Band: D

**Detached Family Home | Well Presented & Extended | Utility Area & WC | En-Suite To Master | No Onward Chain | Integral Garage & Off Road Parking**

**modern marketing · traditional values**

### ENTRANCE HALL

Entered via uPVC door. Staircase rising to first floor landing. Radiator. Door to:

### LOUNGE AREA 7.24m x 3.56m (23'9 x 11'8)

Double glazed bow window to front elevation. Fireplace with inset electric fire. Wall light points. Coving. Laminate flooring. Opening to:

### DINING AREA 2.11m x 2.39m (6'11 x 7'10)

Double glazed French doors to garden. Coving. Laminate flooring. Arch to:

### KITCHEN 5.41m x 2.11m (17'9 x 6'11)

Double glazed window overlooking the rear garden. Refitted with a contemporary range of wall mounted and base level cupboards and drawers with wood effect work surfaces over. One and a half bowl single drainer sink unit with mixer tap. Complimentary tiling to splash back areas. Integrated double oven, microwave, five ring hob and extractor. Integrated fridge/freezer and dishwasher. Recessed spotlights to ceiling. Tiled floor. Doors to walk in pantry and utility.

### UTILITY ROOM 4.85m x 2.16m (15'11 x 7'1)

Double glazed door to rear elevation. A continuation of matching base and wall mounted units plus wood effect work surfaces. Space and plumbing for washing machine and tumble dryer. Stainless steel single drainer sink unit with mixer tap. Tiling to splash back areas. Radiator. Tiled floor. Doors to garage and WC.

### WC

Fitted with white suite comprising pedestal wash basin and low level WC. Wall mounted boiler. Radiator. Tiled floor.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

### BEDROOM ONE 3.61m x 3.66m (11'10 x 12'0)

uPVC double glazed window to front elevation. Two radiators. Built in wardrobe. Door to:

### EN-SUITE 2.13m x 2.16m (7'0 x 7'1)

uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC, wash hand basin and tiled shower cubicle.

### BEDROOM TWO 2.95m x 2.90m (9'8 x 9'6)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 4.11m x 2.16m (13'6 x 7'1)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.72m x 2.16m (8'11 x 7'1)

uPVC double glazed window to side elevation. Radiator.

### BATHROOM 1.85m x 1.83m (6'1 x 6'0)

uPVC obscure double glazed window to rear elevation. Heated towel rail. Three piece suite comprising low level WC, wash hand basin set in vanity unit with mixer tap over and panelled bath with shower over. Spotlights to ceiling. Wall to floor tiling.

### OUTSIDE

#### FRONT GARDEN

Block paved driveway providing off road parking for two - three vehicles. Gated side access.

#### GARAGE

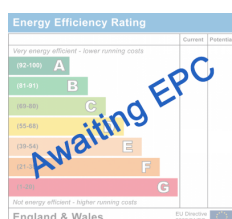
Up and over door. Power and light connected.

#### REAR GARDEN

South easterly facing with patio stretching the width of the property with lawn beyond. Raised seating area and shed to the rear. Fully enclosed via timber panelled fencing.

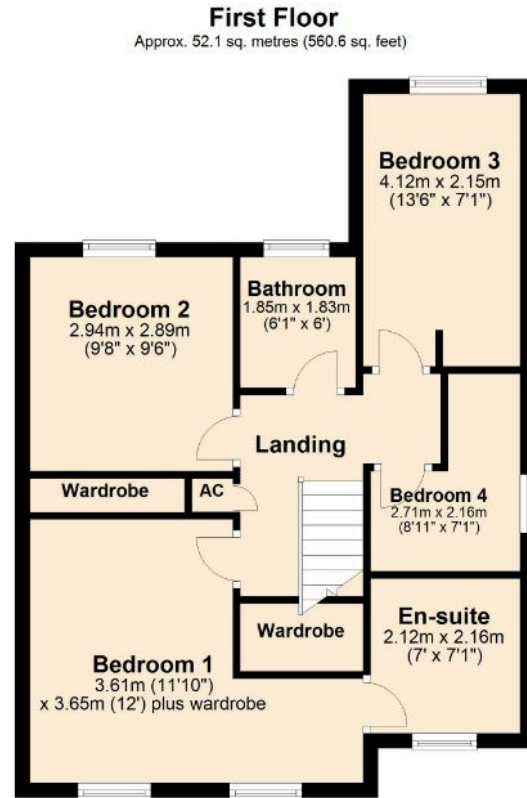
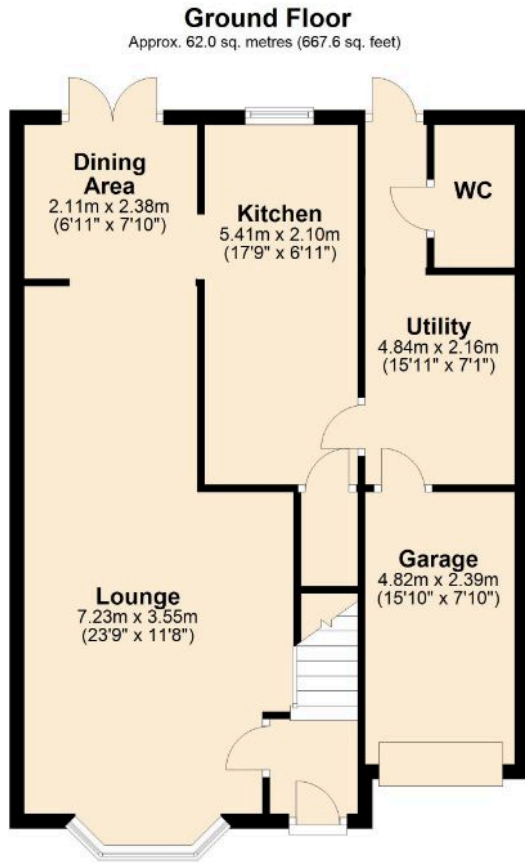
#### DRAFT DETAILS

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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Total area: approx. 114.1 sq. metres (1228.2 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.

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