



**5 White Doe Drive, Moulton, Northampton, NN3 7HD**  
**£350,000 Freehold**

Located in a quiet cul-de-sac on the popular, well established, Moulton Leys development is this detached family home. The property is being sold with no onwads chain and benefits from uPVC double glazing throughout, replacement kitchen and oak flooring to the majority of the ground floor. The accommodation comprises entrance hall, cloakroom/WC, generous lounge with bay window, dining room, kitchen/breakfast room, three bedrooms and family bathroom. Outside the front provides off road parking leading to the attached garage, whilst the rear garden enjoys a good degree of privacy to the paved patio and lawns. This property lends itself to extension and adaptation should the buyer require, subject to relevant planning permission. EPC Rating: TBC. Council Tax Band: E

**Detached Family Home | Separate Reception Rooms | L Shaped Kitchen/Breakfast Room |  
Three Bedrooms | Extension Opportunity | No Onward Chain**

**modern marketing · traditional values**

### ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing. Radiator. Doors to connecting rooms.

### WC

Obscure double glazed window to front elevation. Fitted white suite comprising wash hand basin with mixer tap set into a vanity unit with storage cupboard below and low level WC. Tiling to splash back areas. Ceramic tiled floor.

### LOUNGE 5.66m x 3.43m (18'7 x 11'3)

Double glazed box bay window to front elevation. Radiator. Exposed brick chimney breast with inset living flame gas fire on a tiled hearth. Faux beams. Oak wood flooring. door to dining room.

### DINING ROOM 3.12m x 3.00m (10'3 x 9'10)

Double glazed window to rear elevation. Faux beams to ceiling. Oak wood flooring. Radiator. Door to kitchen/breakfast room and door to lounge.

### KITCHEN/BREAKFAST ROOM 4.29m x 4.98m (14'1 x 16'4) Max

Double glazed window to rear elevation. Double glazed door giving access to garden. Refitted with a range of wall and base units offering generous storage. Marble effect work surfaces with inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Tiling to splash back areas. Space for upright fridge/freezer. Tumble dryer and plumbing for washing machine. Space for Range cooker with extractor canopy over. Under stairs storage cupboard. Door to garage.

### FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft. Two storage cupboards. Doors to:

### BEDROOM ONE 3.61m excl bay x 3.43m (11'10 excl bay x 11'3)

Double glazed box bay window to front elevation. Radiator. Built in double wardrobe.

### BEDROOM TWO 3.53m x 3.45m (11'7 x 11'4)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BEDROOM THREE 2.64m x 2.03m (8'8 x 6'8)

Double glazed window to front elevation. Radiator.

### BATHROOM 1.75m x 2.54m (5'9 x 8'4)

Obscure double glazed window to rear elevation. Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap set into a vanity unit with drawers and cupboard below and low level WC. Fully tiled to all walls. Radiator. Ceramic tiled floor.

### OUTSIDE

### FRONT GARDEN

Gravelled driveway leading to the entrance door and garage. Established shrubs to the front borders.

### GARAGE

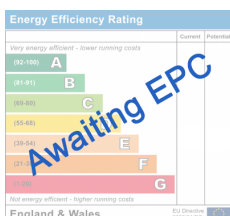
Metal up and over door. Power and light connected. Courtesy door into kitchen.

### REAR GARDEN

Enclosed by timber fencing. The rear garden enjoys a good degree of privacy. There is a paved patio, two lawn areas. A variety of shrub and flowers to the borders.

### DRAFT DETAILS

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

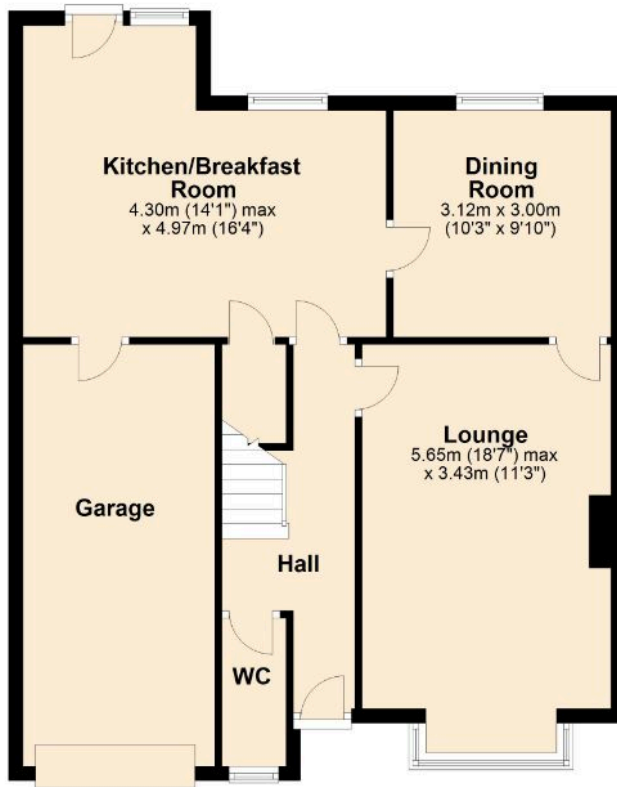


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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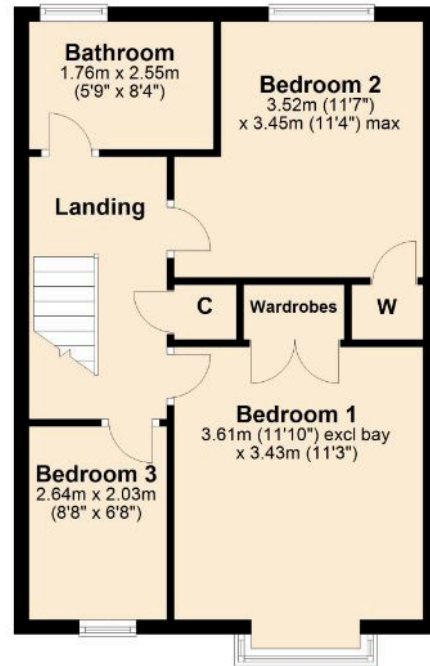
### Ground Floor

Approx. 73.9 sq. metres (795.3 sq. feet)



### First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 119.4 sq. metres (1285.7 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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