



18 Lunchfield Gardens, Moulton, Northampton, NN3 7AP
£270,000 Freehold

Located on the ever popular Lunchfield Lane development within Moulton Village is this well presented three bedroom mid terrace home. The property benefits from a refitted bathroom, private rear garden and is in close proximity to the many amenities within Moulton. The accommodation comprises entrance hall, lounge with French doors to the kitchen/dining room, three generous bedrooms and bathroom. Outside there are two allocated parking spaces and the garden. EPC Rating: C. Council Tax Band: C

Popular Location | Close To Local Amenities | Good Size Accommodation | Private Rear Garden | Two Parking Spaces | Refitted Bathroom Suite

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Radiator. Staircase rising to first floor landing.

LOUNGE 4.24m x 4.24m (13'11 x 13'11)

Double glazed window to front elevation. Inset gas fireplace with hearth and wood surround. Picture rail. Double doors leading to:

KITCHEN/DINING ROOM 2.67m x 4.80m (8'9 x 15'9)

Double glazed window to rear elevation. Radiator. Fitted with wall and base units with work surfaces over. Integrated oven and hob. Space for fridge/freezer. Space for washing machine. Tiling to splash back areas. Spotlights.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 3.91m x 3.33m (12'10 x 10'11)

Double glazed window to rear elevation. Radiator. Coving. Built in double wardrobes.

BEDROOM TWO 2.79m x 2.36m (9'2 x 7'9)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.26m x 2.90m (7'5 x 9'6)

Double glazed window to front elevation. Radiator. Over stairs storage cupboard.

BATHROOM 2.67m x 1.98m (8'9 x 6'6)

Recently refitted bathroom suite comprising low level WC, wash hand basin and panelled bath. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

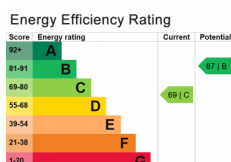
Allocated parking for two cars. Low maintenance front garden, mostly laid to gravel with pathway leading to the entrance hall.

REAR GARDEN

The rear garden is laid mostly to lawn with a good size patio and a good degree of privacy. Gated rear access for bins. Enclosed by timber panelled fencing.

DRAFT DETAILS

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

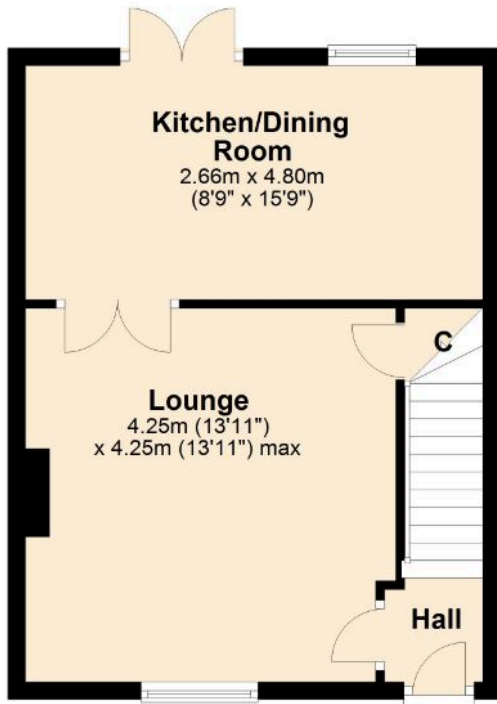


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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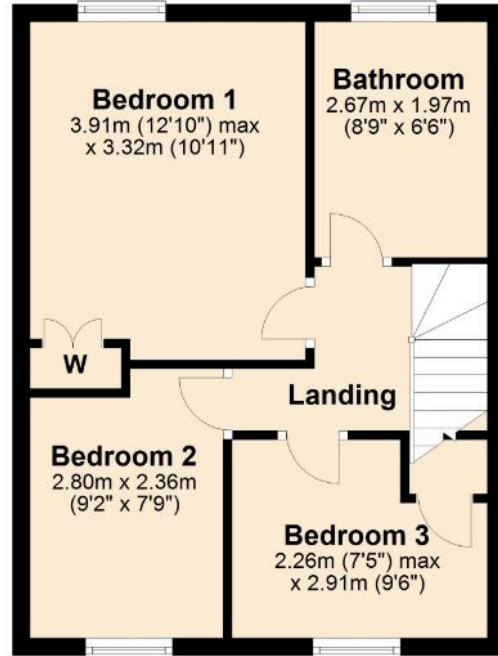
Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 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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