



Hollow Bank, Moulton, Northampton

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SellMyHome are proud to present to market this well-presented three-bedroom detached home, located on Hollow Bank in the sought-after village of Moulton, Northampton, NN3.

This versatile property offers spacious accommodation and a flexible layout, ideal for families or buyers looking for a home with additional living space.

The ground floor comprises a welcoming hallway with useful understair storage, two reception rooms — one of which is a converted garage that can also be used as a fourth bedroom, home office, or playroom — and a modern L-shaped kitchen/dining room that provides an excellent space for entertaining or family living.

Upstairs, the property features three well-proportioned bedrooms and a contemporary shower room.

Externally, the home benefits from a private rear garden with both patio and lawned areas, perfect for outdoor dining and relaxation, as well as off-road parking to the front for up to three vehicles.

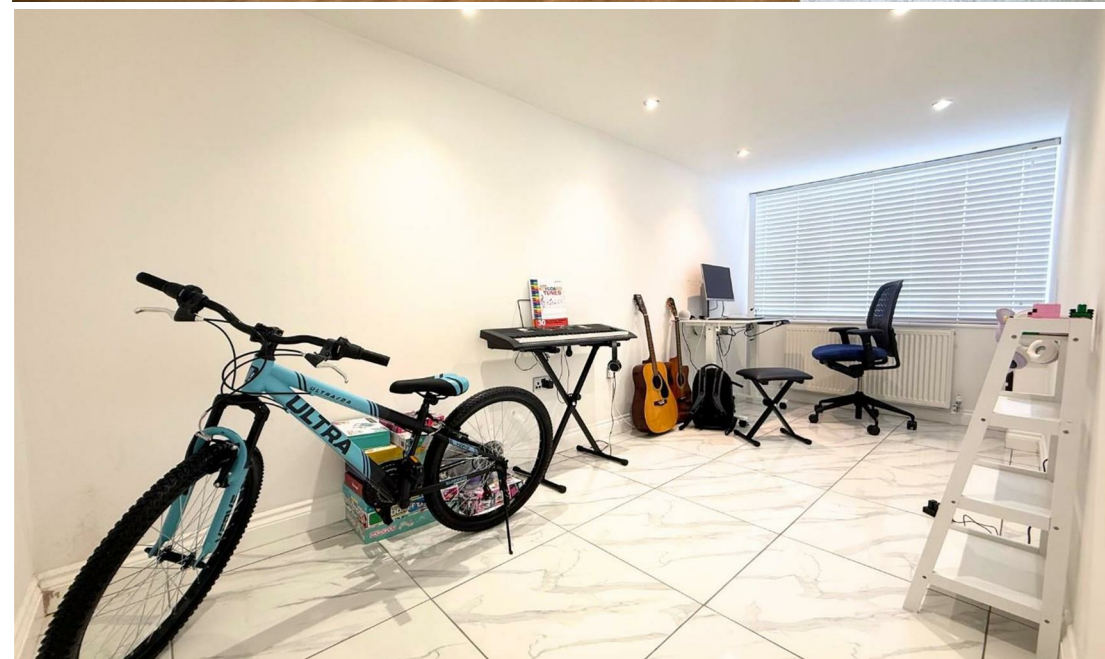
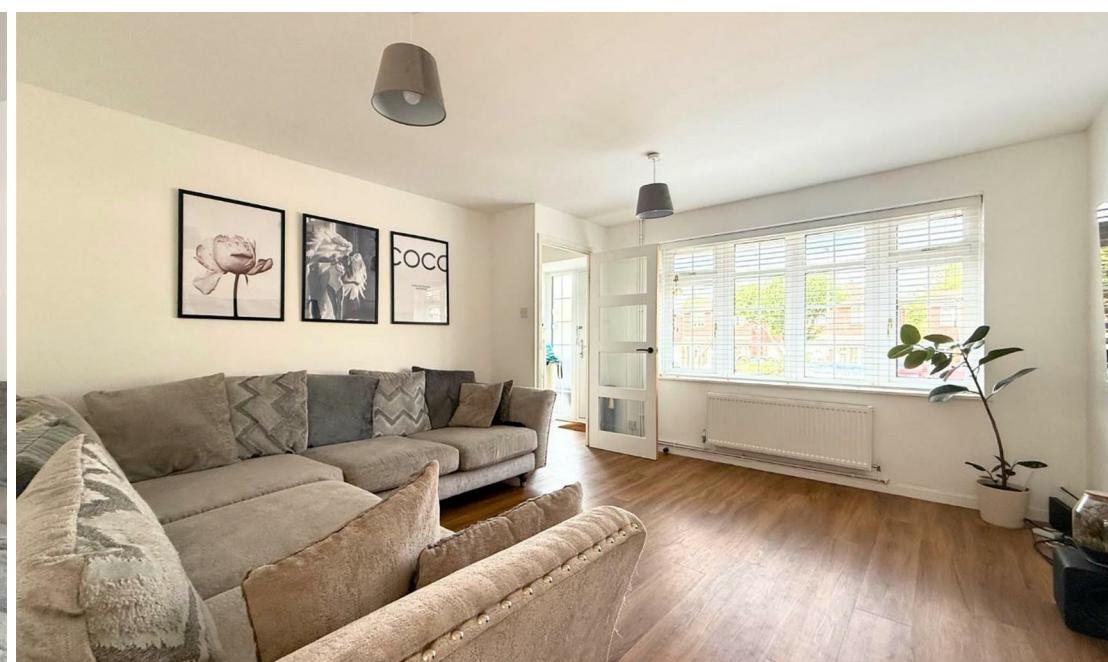
Situated in the highly desirable village of Moulton, the property enjoys a welcoming community feel with a range of local amenities including shops, pubs, and schools, while also offering excellent access to Northampton town centre and major road links such as the A43, A45, and M1.

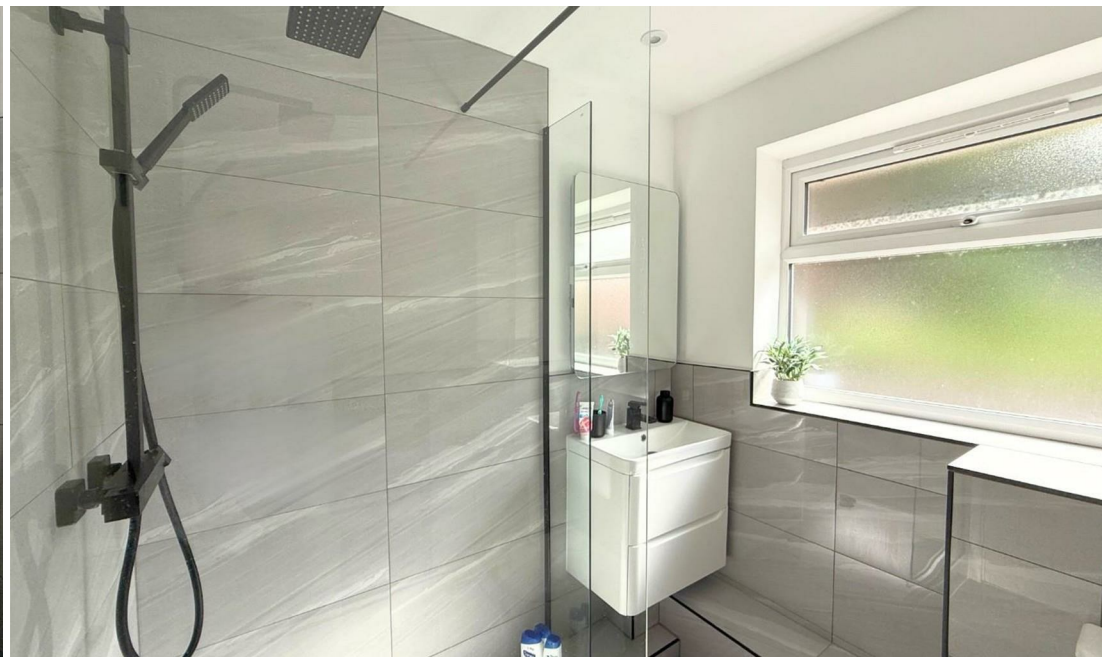
Early viewing is highly recommended to fully appreciate the space and location this home has to offer.

Tenure: Freehold



Price: £334,995





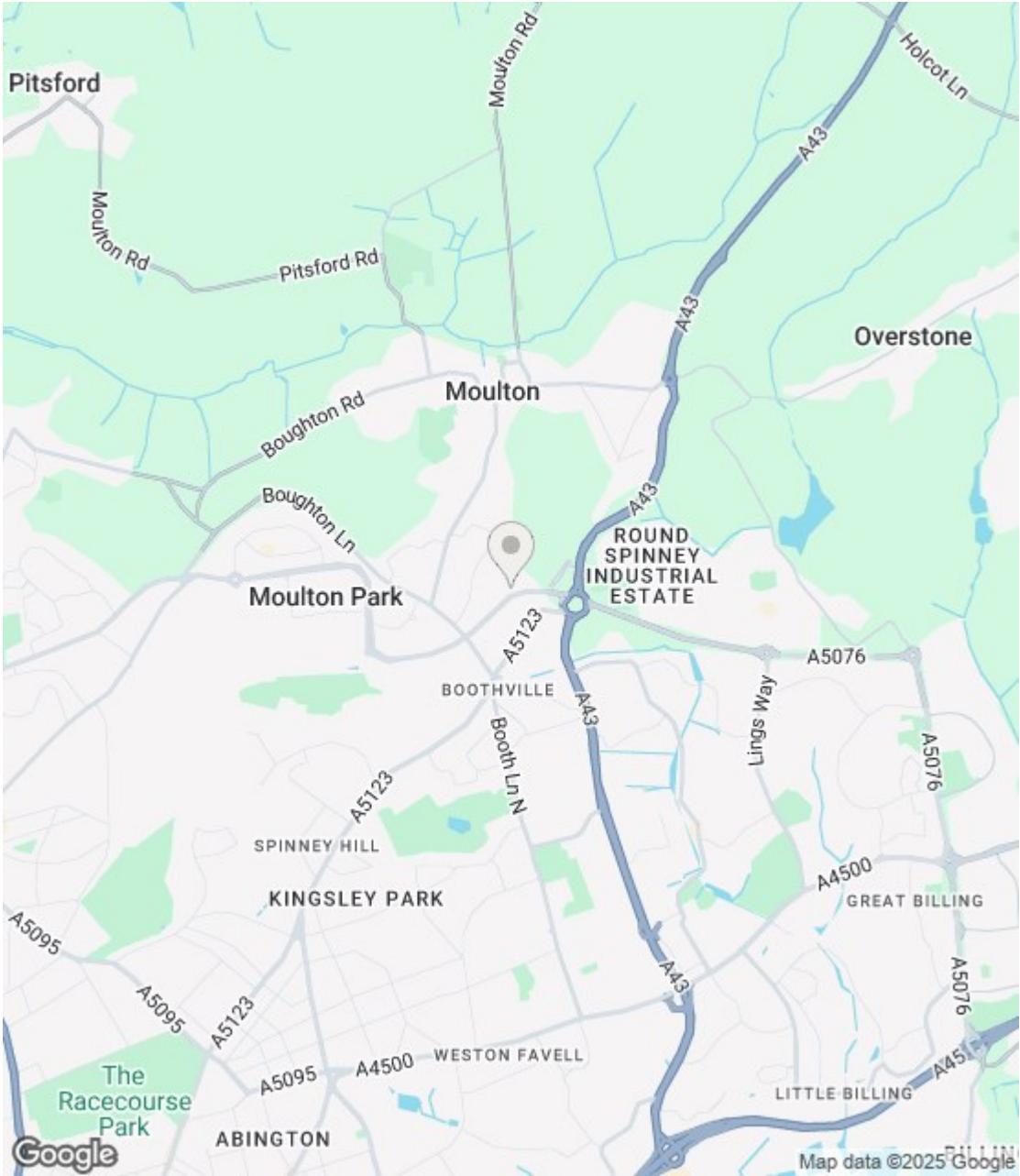


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

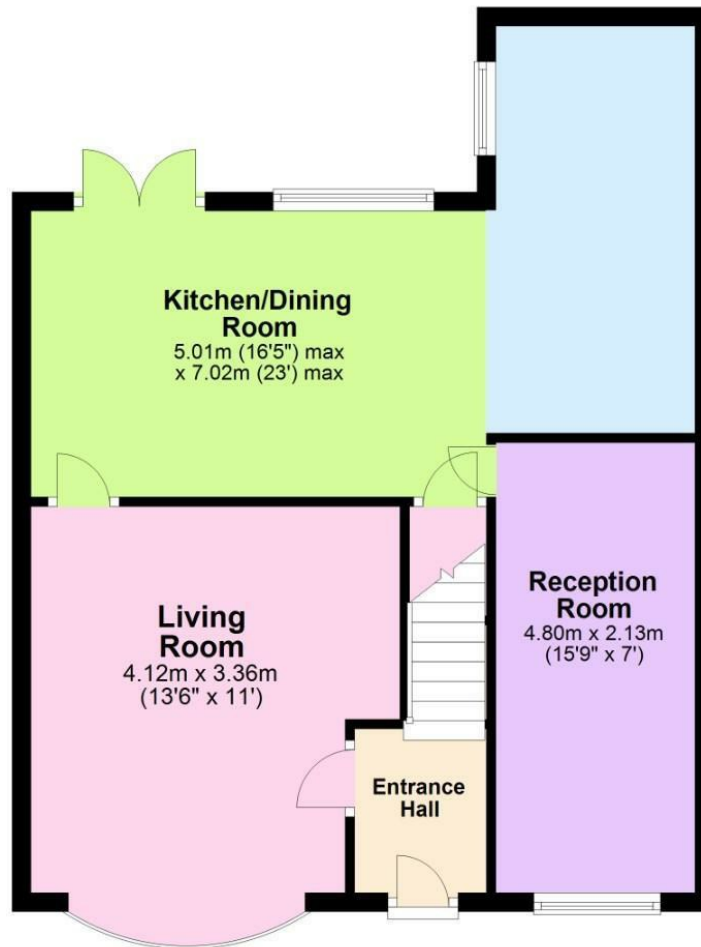
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



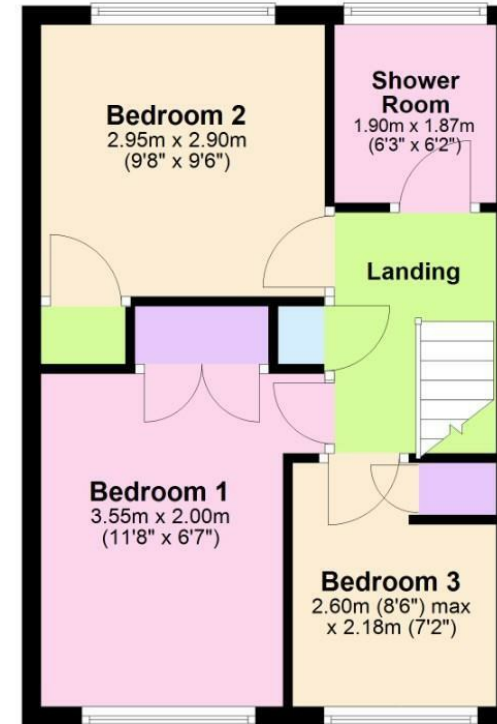
Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



Total area: approx. 87.0 sq. metres (936.8 sq. feet)

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