

The Spinney

1 The Avenue, Moulton, Northampton, NN3 7TL

£650,000 Freehold



The Spinney is a four/five bedroom detached property standing on a plot of approximately 1/3 acre with a large frontage and an absolutely beautiful rear garden. In addition to this, planning permission has been granted to build a two bedroom detached bungalow with a double garage on the rear section of the garden (planning ref: WND - 2022 - 0923).

The accommodation is predominately on the ground floor and features a hall, cloakroom, lounge, dining room/bedroom five, kitchen/breakfast room, utility room and four bedrooms and a wet room.

There is a further bedroom and a good size en-suite on the first floor plus the large en-suite to bedroom one.

To the front, parking includes space for a caravan or motorhome adjacent to the double garage. Finally, the large, private rear garden is bordered by a spectacular range of shrubs, bushes and trees, creating a glorious English classic.

EPC Rating: D. Council Tax Band: F



Front door to:

ENTRANCE HALL

Staircase rising to first floor landing. Radiator. Space for furniture.

CLOAKROOM 2.16m x 1.37m (7'1 x 4'6)

Double glazed window to front elevation. Suite comprising WC and wash hand basin. Tiling to splash back areas. Tiled floor.

LOUNGE 8.10m x 4.50m (26'7 x 14'9)

Window to front elevation. Sliding doors to rear elevation. Three radiators. Fireplace with open chimney and outside ash tray removal. Double doors to kitchen/breakfast room.

DINING ROOM/BEDROOM FIVE 5.51m x 5.89m (18'1 x 19'4)

uPVC double glazed windows to side and rear elevations. Two radiators. Door to side elevation.

KITCHEN/BREAKFAST ROOM 4.47m x 7.42m (14'8 x 24'4) Max

uPVC double glazed window and door to rear elevation. Two radiators. Fitted with a range of wall and base units with work surfaces over. Built in oven, grill, hob and extractor. One and a half bowl sink unit. Tiling to splash back areas. Pantry cupboard. Space for fridge/freezer and dishwasher. Sliding doors from the breakfast area.

UTILITY ROOM 2.16m x 2.16m (7'1 x 7'1)

Double glazed window to front elevation. Stainless steel sink unit. A range of wall and base units. Space for washing machine and tumble dryer. Tiling to splash back areas. Tiled floor

INNER HALLWAY

uPVC double glazed window to side elevation. Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE 6.45m x 5.89m (21'2 x 19'4)

Double glazed window to side elevation. Two radiators. A range of fitted bedroom furniture. Staircase to:

EN-SUITE BATHROOM 3.15m x 6.17m (10'4 x 20'3)

uPVC double glazed window to side elevation. Velux windows to front and rear elevations. Radiator. Heated towel rail. Suite comprising Jacuzzi bath with shower attachment over, shower in a corner cubicle, wash hand basin with storage below and WC. Tiling to splash back areas. Tiled floor.

BEDROOM THREE 5.03m x 4.29m (16'6 x 14'1)

uPVC double glazed window to side elevation. Radiator.

BEDROOM FOUR 2.62m x 4.62m (8'7 x 15'2) Max

uPVC double glazed window to side elevation. Radiator.

WET ROOM 1.96m x 3.10m (6'5 x 10'2)

Double glazed window to side elevation. Chrome heated towel rail. Suite comprising shower and screen, WC and wash hand basin.

FIRST FLOOR

BEDROOM TWO 3.12m x 4.34m (10'3 x 14'3)

uPVC double glazed window to rear elevation. Radiator.

EN-SUITE BATHROOM 3.86m x 2.82m (12'8 x 9'3)

uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising bath with shower and screen, WC and wash hand basin with storage below. Fitted wardrobes. Tiling to splash back areas. Tiled floor.

OUTSIDE

FRONT

The walled frontage features a gravel driveway with space and turning for several vehicles including spaces to the side of the garage. Side access to the rear.

DOUBLE GARAGE 7.21m x 6.40m (23'8 x 21'0)

Twin electric roller shutter doors. Power and light connected.

REAR GARDEN

Immediately beyond the lounge and kitchen doors is a block paved seating area with paths that extend either side of a beautiful central flower bed. Steps lead to the shaped lawn that is bordered by established trees, bushes, hedges, plants and flowers and is totally un-overlooked from the rear. Large greenhouse and second, smaller greenhouse.

DRAFT DETAILS

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





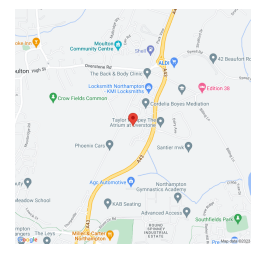
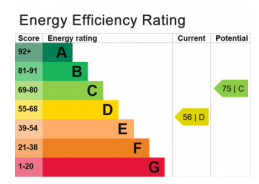
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Local Area Information

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.



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.