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West Street, Moulton, Northampton, Northamptonshire, NN3 7SB

£675,000 Detached

4 2 2



Department: Sales

Tenure: Freehold





Property Summary

Centrally located within the hugely popular village of Moulton is this charming and characterful four bedroom detached Grade II listed family home boasting a deceptively large plot with long driveway, double detached garage with office/annex with kitchenette above and a mature private garden.

Features & Utilities

- ✓ Grade II Listed Detached House
- ✓ Four Bedrooms
- ✓ Office / Games Room
- ✓ Double Garage & Parking
- ✓ Gardens
- ✓

Property Overview

Centrally located within the hugely popular village of Moulton is this charming and characterful four bedroom detached Grade II listed family home boasting a deceptively large plot with long driveway, double detached garage with office/annex with kitchenette above and a mature private garden. Further benefits include, good decorative order throughout, ample living space, en-suite to bedroom one and is within striking distance of the many amenities the village has to offer. In brief the accommodation comprises, dining room, sitting room, kitchen / dining room, utility, WC and pantry. First floor landing, bedroom one with en-suite, two further bedroom and family bathroom. To the second floor there is a loft reception room and the fourth bedroom. Outside the block paved driveway runs past the property and toward gates beyond which is an expansive amount of off road parking which leads toward a double garage above which is an office/annex with kitchenette and WC. Behind the garage is a conservatory, which overlooks a mature and well-proportioned garden mainly laid to lawn with two patio areas, shed and established bedded areas.

EPC Rating TBC. Council Tax Band E.

DINING ROOM 3.71m x 4.17m (12'2 x 13'8)

Entrance via glazed front door. Leaded window to front elevation. Exposed beam. Stairs rising to first floor landing. Steps down to:

SITTING ROOM 4.17m x 5.11m (13'8 x 16'9)

Leaded windows to front and side elevations. Wood burning stove with tiled hearth and surround. Window seat. Storage cupboard house meters. Television aerial point.

KITCHEN / BREAKFAST ROOM 3.56m x 4.39m (11'8 x 14'5)

Two leaded windows to front elevation. Fitted with a range of wall, base and drawer units with roll top work surfaces over and under pelmet lighting. One and a half bowl sink and drainer unit with mixer tap over. Fitted appliances to include fridge / freezer, dishwasher, twin AEG ovens and four ring gas hob. Wall mounted plate rack. Exposed oak beams. Original storage cupboard. Television aerial point. Steps to:

UTILITY ROOM 1.78m x 2.51m (5'10 x 8'3)

Window to front elevation. Base unit with work surface over. Twin bowl sink and drainer unit with mixer tap over. Tiled splash backs. Plumbing for washing machine. Space for fridge. Stable door to rear garden. Door to WC. Door to boiler room with fitted shelving and wall mounted combination boiler.

CLOAKROOM

Chrome heated towel rail. Suite comprising WC and wash hand basin. Porcelain tiled flooring. Tiled splash backs.

FIRST FLOOR LANDING

Spiral staircase leading to second floor.

BEDROOM ONE 3.78m x 4.34m (12'5 x 14'3)

Vaulted ceiling with exposed oak timbers. Leaded window to front elevation. Fitted wardrobe. Steps up to:

EN-SUITE 3.61m x 2.64m (11'10 x 8'8)

Leaded window to side elevation. Heated towel rail. Suite comprising bath with shower over, WC, bidet and twin wash hand basins set into vanity unit. Fitted dressing table and drawers. Porcelain tiled flooring.

BEDROOM TWO 3.89m x 2.84m (12'9 x 9'4)

Leaded window to front elevation.

BEDROOM THREE 2.11m x 4.09m (6'11 x 13'5)

Leaded window to front elevation. Storage cupboard.

BATHROOM

Leaded window to front elevation. Suite comprising bath with shower over, WC and wash hand basin. Tiled splash backs. Porcelain tiled flooring. Shaver point.

SECOND FLOOR

STUDY / FAMILY AREA 4.22m x 5.13m (13'10 x 16'10)

Leaded window to front elevation. Exposed stone wall. Oak ceiling beams. Collapsible bannister to allow access to furniture. Steps up to:

BEDROOM FOUR 2.79m x 4.42m (9'2 x 14'6)

Leaded window to front elevation. Exposed oak ceiling beams. Fitted shelving.

OUTSIDE

FRONT GARDEN

Open plan frontage leading to the rear garden.

REAR GARDEN

The rear garden is accessed via a five bar gate onto a driveway which in turns leads to a courtyard providing off road parking for up to eight cars. South facing lawn with well stocked borders. Hard standing for large garden shed. Two paved patio areas. Two outside taps. External lighting and power points.

DOUBLE GARAGE 5.41m x 6.68m (17'9 x 21'11)

Twin electric roller shutter doors. Inspection pit. Double glazed window to side elevation. Stairs rising to first floor. Doors to:

CONSERVATORY 4.14m x 2.46m (13'7 x 8'1)

Brick and uPVC construction with French doors leading to patio. Power and light connected.

CLOAKROOM

Double glazed window to side elevation. Wash hand basin and WC.

GARAGE FIRST FLOOR

HOME OFFICE / GAMES ROOM 3.81m x 5.72m (12'6 x 18'9)

A spacious room which is currently used as an office. Double glazed window to front elevation. Kitchen area comprising base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, electric oven and electric hob with extractor hood over. Loft storage space. Eaves storage.

MATERIAL INFORMATION

Electricity Supply â Mains

Gas Supply â Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network->

operator

Water Supply â Mains

Sewage Supply â Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels â No

EV Car Charge Point â No

Primary Heating Type â Gas

Parking â Yes

Accessibility â Ask Agent

Right of Way â Ask Agent

Restrictions â Listed Building

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

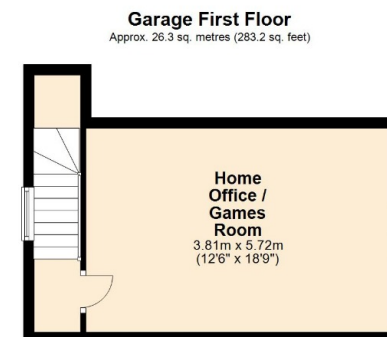
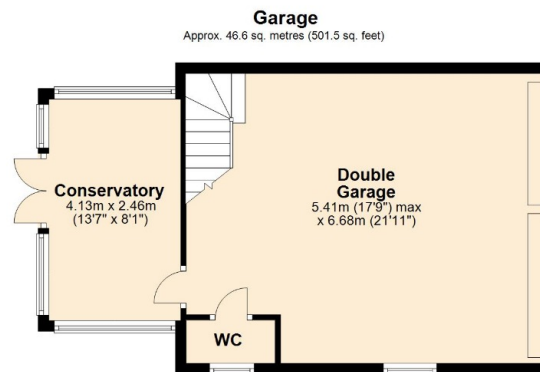
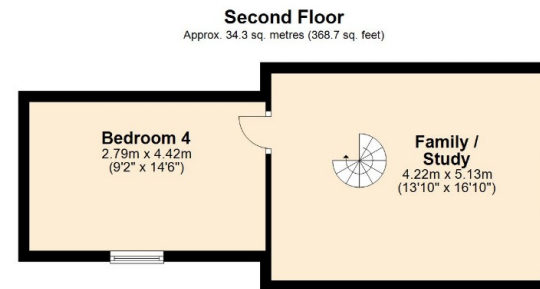
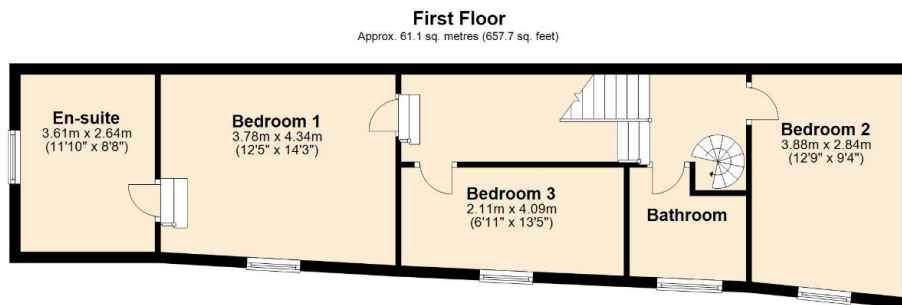
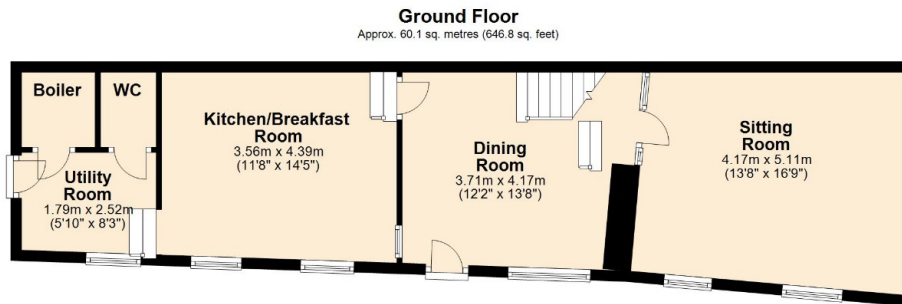
DRAFT DETAILS

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.

Floorplan



Total area: approx. 228.3 sq. metres (2457.8 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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