



**Connells**

Manning Road  
Moulton Northampton



## Property Description

**\*\*DETACHED\*\*** Connells are pleased to present this four bedroom linked detached in the sought after area of Moulton. The property comprises of entrance hall, downstairs shower room, lounge, dining room. Upstairs you have four bedrooms and family bathroom. The property has off street parking and a double length garage.

### Entrance Hall

Double glazed door to front elevation, wall mounted radiator.

### Cloakroom

Shower cubicle, low level W/C, wash hand basin.

### Lounge

14' 7" In to bay x 14' 3" ( 4.45m In to bay x 4.34m )

Double glazed bay window to front aspect, electric fire place, wall mounted radiator.

### Dining Room

10' 8" x 9' 1" ( 3.25m x 2.77m )

Window facing in to conservatory with a door leading to conservatory, wall mounted radiator, stairs rising to first floor.

### Kitchen

11' 6" x 8' 8" ( 3.51m x 2.64m )

Window to rear elevation, fitted kitchen with wall and base units, stainless steel sink/drainer, cooker hood, space for cooker and fridge freezer, door to garage, wall mounted radiator.

### Upstairs

#### Landing

Loft hatch.

#### Bedroom One

13' 6" In to bay x 11' 1" ( 4.11m In to bay x 3.38m )

Double glazed bay window to front elevation, built in wardrobe, wall mounted radiator.

#### Bedroom Two

11' 1" x 8' 1" ( 3.38m x 2.46m )

Double glazed window to rear elevation, built in wardrobe, wall mounted radiator.

#### Bedroom Three

9' 1" x 8' 7" ( 2.77m x 2.62m )

Double glazed window to front elevation, wall mounted radiator.

#### Bedroom Four

8' 7" Max x 7' 11" Max ( 2.62m Max x 2.41m Max )

Double glazed window to rear elevation, wall mounted radiator.

## Bathroom

Double glazed window to side elevation, wash hand basin, low level W/C, electric shower, wall mounted radiator.

## Outside

### Front Garden

Block paved driveway leading to garage, gravel area with shrubs,

### Garage

32' 3" x 7' 11" ( 9.83m x 2.41m )

Garage with up and over door, door to garden at the rear of garage, power.

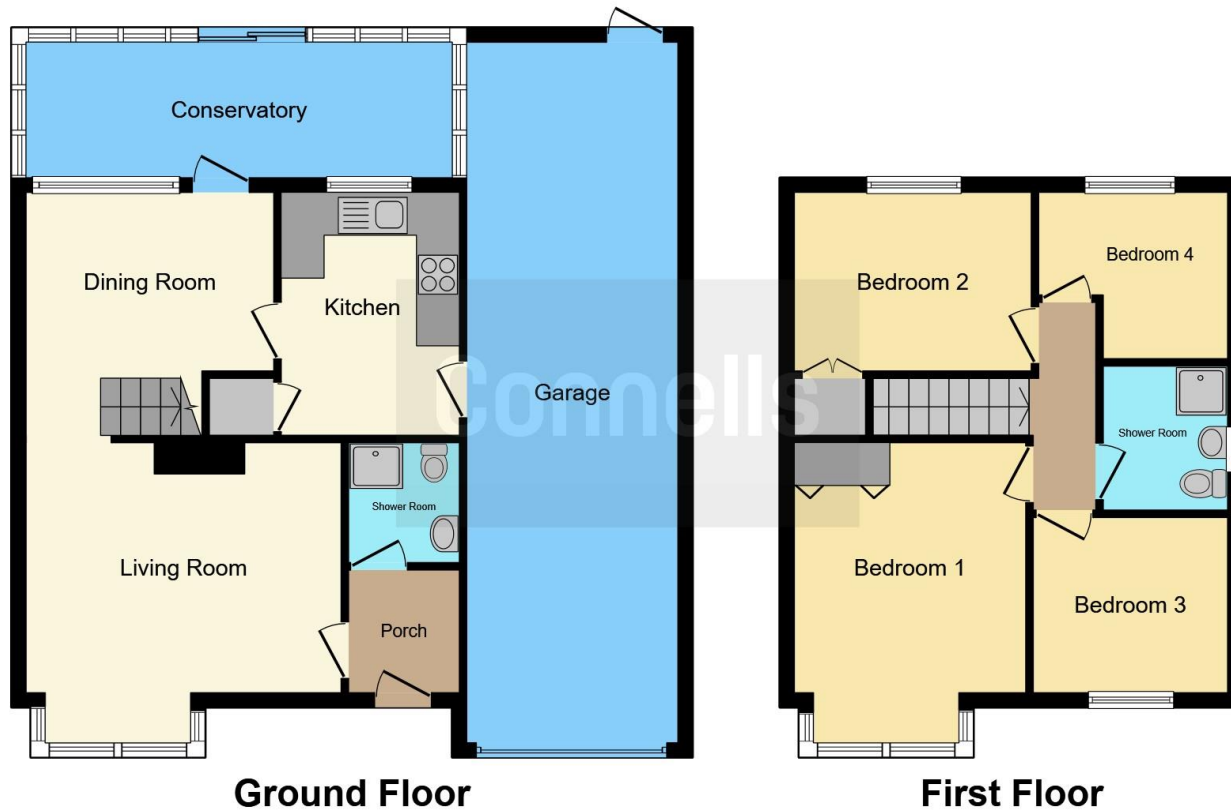
### Rear Garden

Enclosed rear garden with gravel area, paved path and a pond.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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