



Connells

Silverthorn Drive
Moulton Northampton



Property Description

This modern property requires a ****EARLY VIEWING**** so you don't miss out.

The property is situated in the ever popular village of ****MOULTON**** which has good transport links to both the M1 and to the A43 which links to the A14.

The accommodation in brief comprises of a ground floor WC, kitchen/lounge/diner and to the first floor there are two double bedrooms and bathroom. Outside the rear garden is enclosed and low maintenance.

Entrance Hall

Entered via double glazed door to front elevation, door to WC and door to Kitchen/Lounge/ Diner

Ground Floor W C

Obscure double glazed window to front elevation, low level WC, wash hand basin.

Kitchen/ Lounge/ Diner

24' 6" x 13' 2" (7.47m x 4.01m)

Double glazed window to front elevation, fitted with a range of modern wall and base units with work surface over with matching upstands, stainless steel sink and drainer with mixer tap over, integrated gas hob with oven below and stainless steel cooker hood over, stainless steel splash back, integrated washer/dryer, dishwasher, fridge & freezer,

spot lights to ceiling, radiator, breakfast bar, stairs rising to first floor with storage cupboard under, double glazed patio doors to rear garden with double glazed windows to either side.

First Floor Landing

Doors to:-

Bedroom One

10' 4" x 9' (3.15m x 2.74m)

Double glazed window to front with radiator below and overlooking fields. Storage cupboard.

Bedroom Two

13' 1" x 7' 5" (3.99m x 2.26m)

Double glazed window to rear elevation with radiator below.

Bathroom

Panelled bath with shower and screen over, pedestal wash hand basin, low level WC, spot lights to ceiling, part tiled walls.

Outside Front

With path to front, shrubs and lawn and a gated side access to:-

Rear Garden

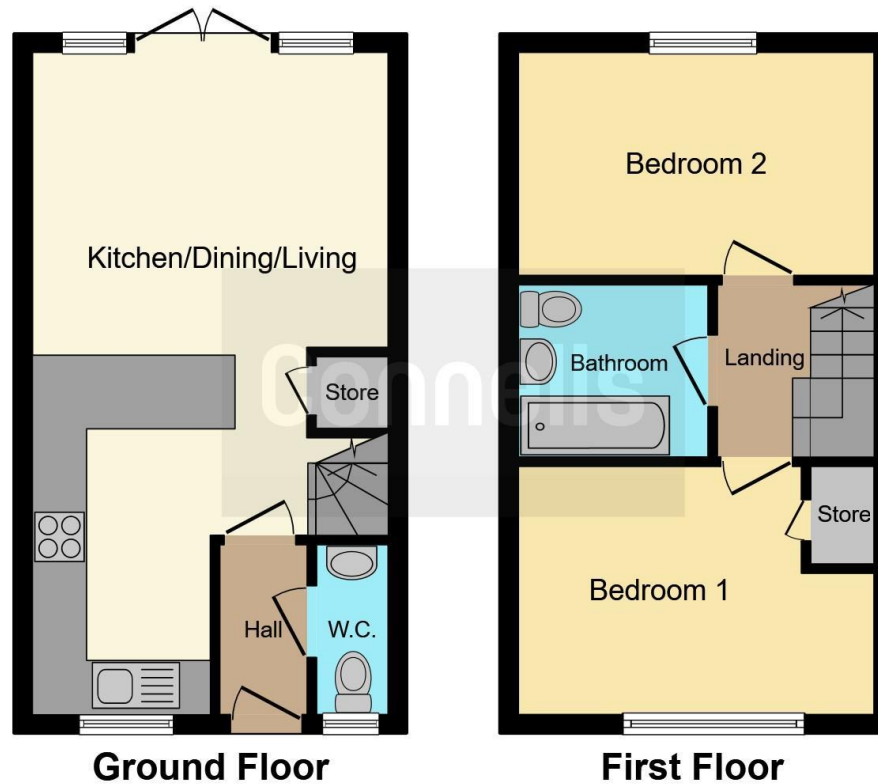
Wall and fence enclosed to this low

maintenance garden which is laid mainly to lawn and patio.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

From Kingsthorpe proceed along the A508/Harborough Road. At the Old Five Bells Public House junction take a right onto Boughton Green Road. Proceed along this and continue over the first mini roundabout. At the second roundabout take the third exit onto the A5076 / Moulton Industrial estate. Continue along this dual carriageway onto Talavera Way until you reach Lumbertubs roundabout. Take the first exit onto Moulton bypass. On reaching the next roundabout take the first left onto Cross Street and heading towards Moulton village. Proceed round the bend and take your first turning into Sandy Hill Lane then your next left into Mulbridge Way. At the T junction take a right turning and continue along this road taking the second right Silverthorn Close where the property can be found on the right hand side before the bend.

EPC Rating: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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