



Connells

Thorpeville
Moulton Northampton

Property Description

**** GUIDE PRICE £800,000 - £850,000****
Ideally located on the edge of Moulton Village is this exception and extended family home, with the current owners having created a spacious and modern layout, and finished to a high standard.

The property in brief comprises inviting entrance hall, boot room, downstairs cloakroom and spacious living room. The extension has allowed for the owners to create an impressive hub for the home with an open plan kitchen with feature central island, a dining area for an eight to ten seater dining table and chairs, and a family area with the benefit of bi-folding doors which open to the extended patio area.

To the first floor, and leading off the spacious landing, there are five double bedrooms and the family bathroom with a four piece suite. The master bedroom and bedroom two both benefit from en-suite shower rooms, with the master bedroom also benefiting from a Juliet balcony, and bedroom five providing a convenient work from home office.

Outside to the front of the house there is a driveway providing off road parking for several cars, and to the rear, there is a large lawned garden with an extended paved patio area providing a great outside entertaining space.

Viewing of this impressive home is highly advised to fully appreciate.

Entrance Hall

Boot Room

Cloakroom

Living Room

Kitchen/ Dining/ Family Room

First Floor Landing

Master Bedroom

En-Suite Shower Room

Bedroom Two

Council Tax Band

Awaiting recalculation.

En-Suite Shower Room

Bedroom Three

Bedroom Four

Home Office/ Bedroom Five

Family Bathroom

Outside

Driveway

Rear Garden



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

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/KTP407502



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTP407502 - 0004