



HOWKINS &  
HARRISON

**28 Lunchfield Lane, Moulton, Northampton, NN3 7AB**

Guide Price £280,000

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Northampton, NN3 7AB

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A modern house built by highly reputed and local developers Clayson Homes offered for sale with no upward chain in the popular location of Moulton.

## Ground Floor

The accommodation is entered through an entrance hall leading into the lounge, which has a feature coal effect gas fire and marble mantel surround, stairs that rise to the first floor accommodation, an understairs cupboard, double doors lead into the kitchen/breakfast room which has a range of medium oak facing cabinets, working surfaces incorporating a sink unit, ceramic hob and double oven, wall mounted Baxi combination boiler and French doors to the rear garden. Just off the kitchen is a useful family room or occasional bedroom which was converted from the original single garage.

## First Floor

The first floor landing has a linen cupboard, two double bedrooms both with built in wardrobes and a family bathroom comprising of a bath, wash hand basin and WC.

## Outside

The front of the property has a driveway for one vehicle and small front garden behind a low boundary wall. The rear garden enjoys a south/westerly aspect with a block paved patio and mainly lawned gardens enclosed by fencing, pedestrian gated rear access and garden shed.

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

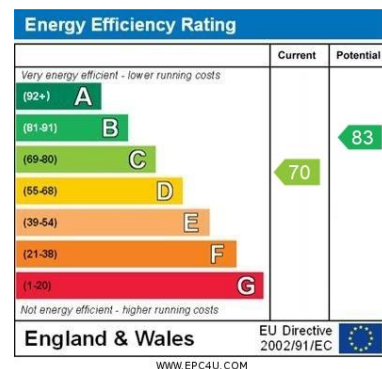
West Northamptonshire Council. Daventry Area.

Tel: 0300-1267000

Council Tax Band - C



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)



## Howkins & Harrison

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