

Northampton Lane North, Moulton Northamptonshire NN3 7RF



£285,000

This three bedroom chain free home boasts an exceptionally long west facing rear garden with a variety of flora including trees and bushes. The accommodation benefits from new decoration throughout in neutral colours and new carpets where specified.

The property itself is located in the popular village of Moulton with a plethora of local amenities including three public houses, community centre, theatre, schools, green spaces and supermarkets. There is also access to the A43.

To the front of the property is the driveway providing ample parking for multiple cars with a path up to the front door. The ground floor accommodation comprises of a hallway with understairs cupboard housing the boiler, lounge with feature fireplace and open plan Kitchen/Diner with fitted Kitchen and views over the rear garden. To the first floor there is a landing, two double bedrooms, one single bedroom and a bathroom with three piece white suite including a bath with a shower over. To the rear of the property there is the generous garden that also benefits from side access. Further benefits include double glazing throughout bringing together an ideal home.

Front Garden

Flora to one side and a pathway to the other leading to the front door. There is also a pebbled driveway offering ample parking.

Enter Via

Door with obscured double glazed glass inserts and five surrounding windows.

Hallway

Entrance mat leading to hardwearing laminate, radiator, stairs to first floor, under stairs cupboard housing Vaillant boiler, door to lounge and Kitchen/Diner.



Lounge

11'5" x 10'4" (3.497 x 3.155)

Double glazed window overlooking the front, radiator, new carpet and feature fireplace with stone hearth and wooden mantle.





Kitchen/Diner

16'4" x 11'5" at widest (5 x 3.494 at widest)

Two double glazed windows overlooking the rear garden, two radiators, laminate flooring leading to tiling in the Kitchen area. There is a range of base and eye level units with integrated stainless sink, oven, five ring gas hob with extractor over. There is also tiled splash backs, space for washing machine and door into rear garden.

Landing

Obscured double glazed window to side, new carpet and doors to the three bedrooms and family bathroom.



Bedroom One

11'7" x 10'8" (3.537 x 3.271)

Double glazed window, radiator, new carpet and two white wardrobes.



Bedroom Two

11'5" x 9'5" (3.488 x 2.880)

Double glazed window, radiator and new carpet.



Bedroom Three

8'4" x 6'11" (2.562 x 2.113)

Double glazed window, radiator and new carpet.



Bathroom

Obscured double glazed window, heated towel rail, tiling to floor and water sensitive areas. There is a three piece white suite with pedestal wash hand basin, WC and bath with electric shower over.





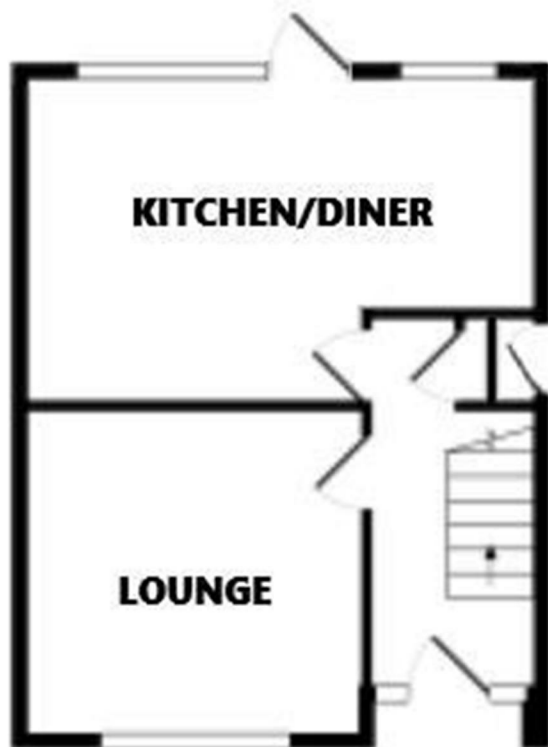


Rear Garden

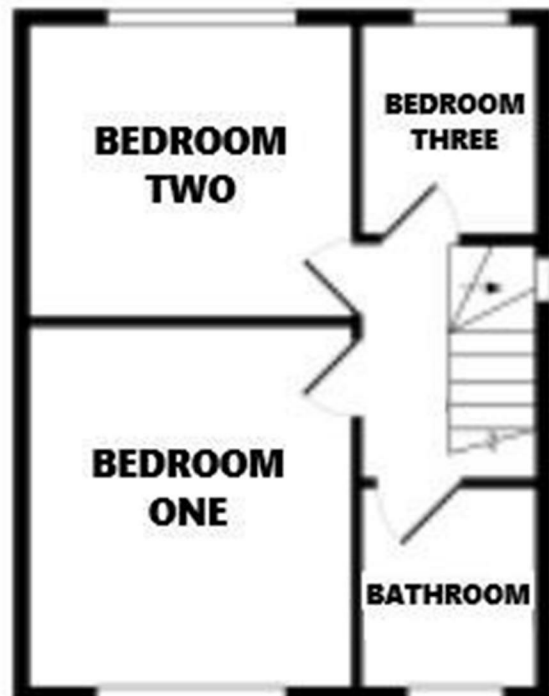
This exceptionally long garden starts with a patio area of paving bricks. There is access via the side of the property to the front garden. Midway along the side access path there is also a large outside storage cupboard with power. The patio leads onto to an expansive lawn running all the way to the rear of the property with a central path. There is also a sizeable shed offering outside storage and a variety of flora including trees.

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Please note this floorplan is for marketing purposes and is to be used as a guide only.

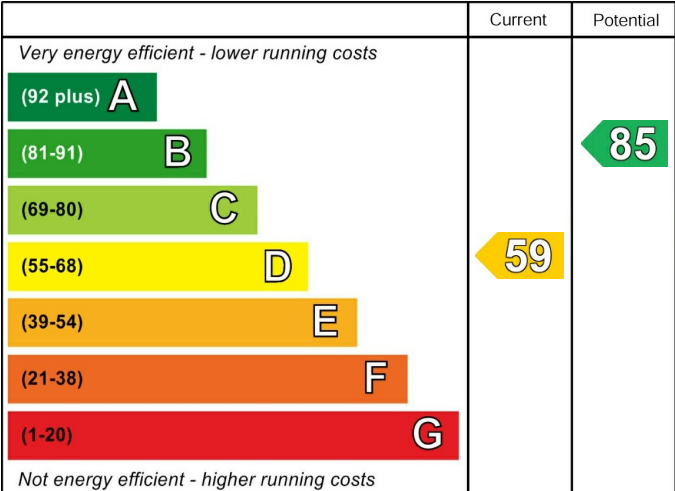


Ground Floor



First Floor

Energy Efficiency Rating



85

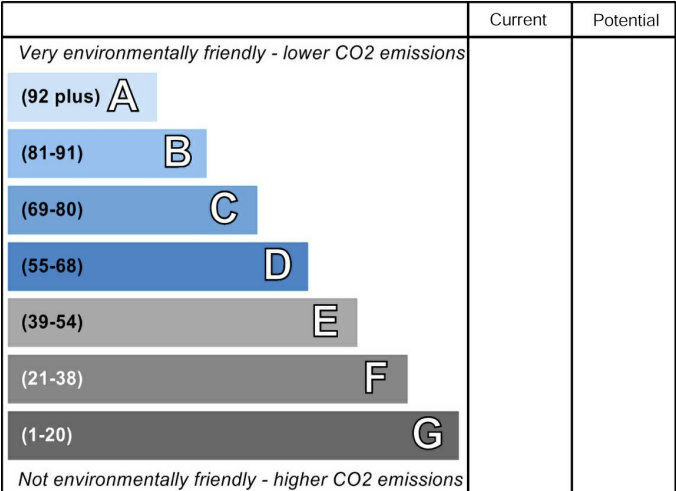
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Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC

