

22 Bridge Street, Northampton, NN1 1NW  
T: 01604 230222 F: 01604 232627  
www.richardgreener.co.uk

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Grasmere, 10 Thorpeville, Moulton, Northampton, Northamptonshire, NN3 7TR

# Grasmere, 10 Thorpeville, Moulton, Northampton, Northamptonshire, NN3 7TR

A well maintained and extended mature individual Glenn built four double bed roomed dormer style family home situated on a 0.44 acre plot on a no through road in this popular residential area of Moulton. The property measures approximately 2500sqft and the accommodation comprises entrance hall, inner hallway, cloakroom, lounge, dining room, hobby room, conservatory, a re-fitted and extended kitchen/breakfast room, utility room, two bedrooms and a bathroom. To the first floor there are two further bedrooms, one with dressing room and shower room. Outside there is a large front garden with driveway giving off road parking for several vehicles leading to the single garage and the double detached garage. The beautiful well stocked rear garden is mainly laid to lawn with a patio, large raised decked seating area with mature trees. The rear garden enjoys a sunny aspect and a high degree of privacy.

## Price £699,950 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

Enter via a UPVC double glazed leaded front door with windows to the side and a door to:-

##### ENTRANCE HALL

11'2 x 6'8

Enter via an original hardwood front door with stained glass windows to the side, original oak panelling and flooring, picture rail, spotlights, old school radiator and leading onto:-

##### INNER HALLWAY

16'1 x 5'5

Original oak wood flooring, multiple clothing storage cupboards, under stairs storage cupboard, radiator, wall lights, door and stairs to the first floor and doors leading to:-

##### LOUNGE

18'2 x 13'9

UPVC double glazed bay window to the side, two UPVC double glazed leaded windows to the front, two radiators, original art deco fireplace with gas fire, tiled hearth and wood mantle, remote control electric blinds, wood flooring and original bi folding doors leading onto:-



##### DINING ROOM

14'4 x 11'4

Wood flooring, radiator, modern pebble effect electric fire with granite hearth and surround, UPVC double glazed window to the rear, french doors to the hobby room and UPVC double glazed french door to the conservatory.



##### HOBBY ROOM

11'6 x 7'7

Tiled flooring, radiator, windows and french doors to the garden.

##### CONSERVATORY

14'4 x 13'0

Tiled flooring, vaulted glass roof and french doors to the garden.



##### KITCHEN/BREAKFAST ROOM



##### KITCHEN AREA

18'1 x 14'5

A re-fitted range of base and eye level units, granite worktops, splashbacks, stainless steel sink and drainer with mixer tap, central island with breakfast bar, induction hob, remote control modern extractor, double oven, built in microwave, built in washing machine, built in coffee machine, large fridge and large freezer, dishwasher, modern wall mounted radiator, vaulted ceiling, two Velux windows, two UPVC double glazed windows to the rear and spotlights. Electric blinds.



##### BREAKFAST AREA

9'9 x 8'5

Radiator, further storage cupboards, french doors the rear garden.

##### UTILITY ROOM

18'1 x 5'6

Worktop with stainless sink and drainer with chrome mixer tap, space for dryer and UPVC double glazed window and door to the rear garden. A door to:-

##### BOILER ROOM

Housing the gas wall mounted boiler and hot water tank with shelving and a door to the single garage.

##### BEDROOM ONE

15'5 x 13'9

UPVC double glazed bay window to the front and UPVC double glazed window to side, radiator, wood flooring and old school style radiator.



##### BEDROOM FOUR

15'1 x 8'8

UPVC double glazed window to the front and radiator.

##### BATHROOM

8'6 x 6'1

Suite comprising panelled bath with glass screen, rain head shower, wash hand basin in vanity unit with storage below, chrome towel radiator, spotlights, extractor and UPVC double glazed window to the side.



##### WC

Suite comprising WC, wash hand basin in vanity unit with storage below, radiator and UPVC double glazed window with glazed glass to the side.

##### FIRST FLOOR

##### LANDING

13'3 x 8'2

Radiator, UPVC double glazed leaded window to the front, two large loft storage cupboards and doors to:-

##### BEDROOM TWO

15'5 x 14'7

UPVC double glazed window to the rear, radiator, wash hand basin in vanity unit with storage below, built in wardrobe and built in storage cupboard.

##### SHOWER ROOM

8'0 x 5'8

Suite comprising corner shower cubicle with glass centre opening doors, wash hand basin in vanity unit with storage below, chrome wall mounted towel radiator, storage cupboard and UPVC double glazed window to the rear.

##### WC

Comprising WC, radiator and UPVC double glazed window to the rear.

##### BEDROOM THREE

12'6 x 12'0

UPVC double glazed window to the side, radiator, built in wardrobes, wash hand basin in vanity unit with storage below and door to:-

##### DRESSING ROOM

10'6 x 7'3

Radiator, shelving and UPVC double glazed window to the rear.

### OUTSIDE



##### FRONT GARDEN

Enclosed by stone walling, driveway giving off road parking for several vehicles and the garden is hidden from the road behind mature trees including Sycamore, Holly, Cherry, Birch and Laburnham. The remainder of the garden is mainly laid to lawn and the driveway leads to the single garage and the larger than usual double detached garage. Crazy stone paving pathways around the property with secure gated access to the rear and a outside tap.

##### SINGLE GARAGE

17'2 x 9'4

Enter via centre opening wooden doors to the front and fitted with a range of base and eye level units, power and lighting and access door to the utility room.

##### DOUBLE DETACHED GARAGE

18'9 x 18'9

Remote control roller door with power and lighting. UPVC double glazed window to the side, storage cupboards and access door to the side.



##### REAR GARDEN

The beautiful well stocked rear garden has a large raised decked seating area to the back of the property with the remainder of the garden mainly laid to lawn with a large stone patio area, many mature trees to include Sycamore, Willow, Apple and Cedar and enclosed by wood panel fencing. There is also two sheds, electric point, outside lights and outside tap. The plot measures approximately 0.44 of an acre and enjoys a sunny aspect and a high degree of privacy.

##### SERVICES

Mains drainage, gas, water and electricity are connected.

##### COUNCIL TAX

West Northamptonshire Council - Band F

##### LOCAL AMENITIES

Within the village there is a General Store/Post Office, Co-op Mini Market, Newsagents, Chemists, Garage and a Doctors Surgery. There is a recreation ground and a Village Hall, an active WI and the Barn Theatre Amateur Dramatic Group. Local schools include Moulton Primary School and secondary education at Moulton School. There are also bus services to and from Northampton town centre.

##### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A428 towards Nene Valley Way and take the second exit onto the A45 and proceed in an easterly direction and take the first exit and turn left onto the A43. Continue towards Moulton and upon approaching the Moulton Park roundabout continue straight over and continue towards Sywell and Overstone. Upon approaching the next roundabout take the first exit onto Park View and left again. Continue on Park View where the road leads into Thorpeville where the property can be found towards the bottom on the left hand side.

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Not to scale. For illustrative purposes only