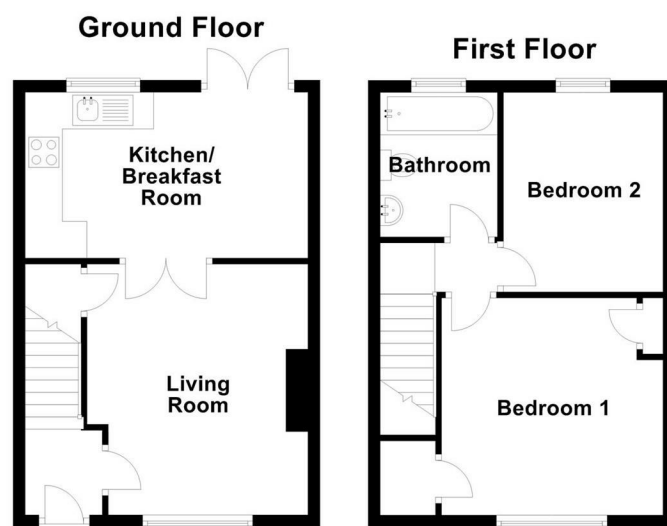




2 Lunchfield Walk, Lunchfield Lane, Moulton, Northampton, NN3 7AL

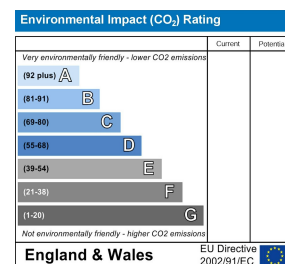
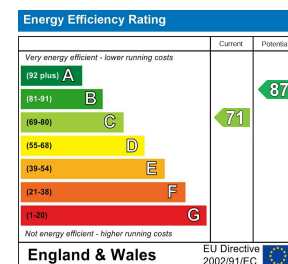


Not to scale. For illustrative purposes only

Asking Price £250,000 Freehold

This attractive modern two bedroomed village house stands in a select terrace with a garden backing onto the playing fields of Moulton School in the heart of the village of Moulton. The interior includes entrance hall, living room, kitchen/breakfast room, two bedrooms and a modern fitted bathroom. There are gardens to the front and rear and the property is currently let on a periodic shorthold tenancy at a rent passing of £1,000 per calendar month.

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ACCOMMODATION

ENTRANCE HALL

4'7 x 4'1

Approached through a panelled front door beneath a canopy porch, the hall contains the stairs rising to the first floor, has laminate flooring and a panelled glazed door leads to:-

LIVING ROOM

13'8 x 12'0

With a three casement window to the front elevation this room has a corniced ceiling, picture and wall light points and an open hearth fireplace with a timber mantle over a marble hearth. There is a laminate floor, TV point and a door leading to an under stairs storage cupboard. Double leaf panelled glazed doors open to:-



KITCHEN/BREAKFAST ROOM

15'4 x 9'1

A well proportioned room with shaker style floor and wall cabinets with a laminated working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. The Indesit low level oven and four place gas hob with stainless steel cooker hood over. There is space for a fridge and plumbing for an automatic washing machine. The kitchen floor is ceramic tiled and the breakfast area has french doors opening to the rear terrace and garden.



FIRST FLOOR

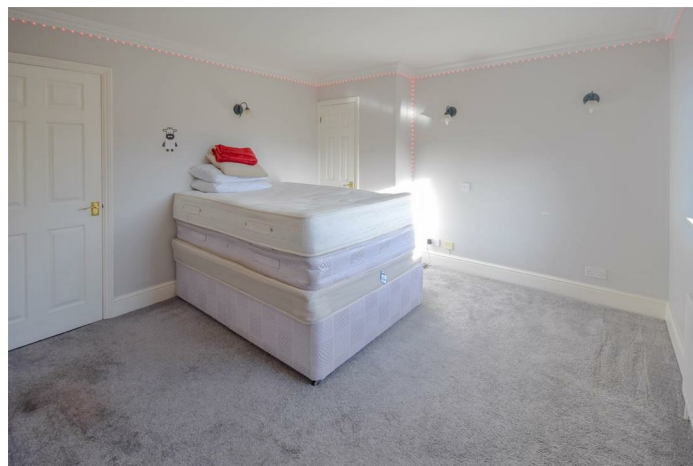
LANDING

With roof void access hatch and doors leading to:-

BEDROOM ONE

12'0 x 11'9

With a two casement window to the front elevation this room has a built in closet with shelving and hanging space. A further built in cupboard.



BEDROOM TWO

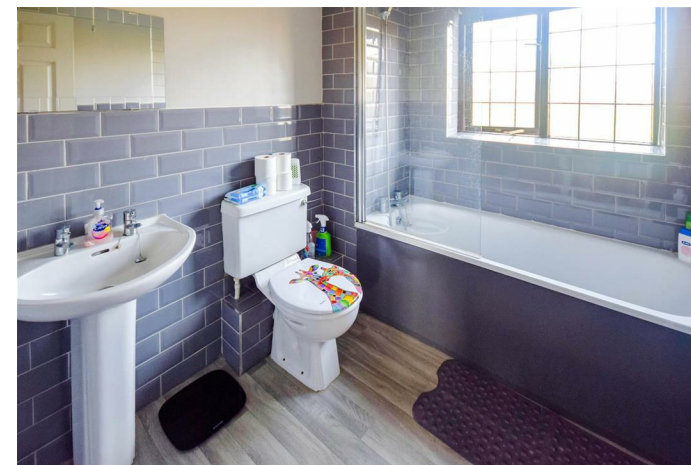
11'1 x 8'7

With a coved ceiling and two casement window to the rear overlooking the garden and playing fields beyond.



BATHROOM

Re-fitted with a white suite of panelled shower bath with glazed screen, pedestal wash basin and WC. There is a stainless steel vertical heated towel rail, ceramic tiling, a mirror fronted cabinet and shaver socket.



OUTSIDE

The property is approached by Lunchfield Walk from the parking area, there is an allocated parking bay for this property. The front garden is laid to gravel for low maintenance.

REAR GARDEN

The rear garden is approached by a paved terrace and leads onto a lawn bounded by close boarded fencing and with a hedge to the rear.



SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from a Pro Combi gas fired combination boiler.

COUNCIL TAX

West Northamptonshire Council - Band C

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 north easterly direction along the A5123 Kettering Road to the roundabout junction with the A43 Lumbertubs Way. Take the second exit onto the A43 dual carriageway signposted towards Kettering. At the next roundabout take the first exit left signposted into the village of Moulton and into the village along Overstone Road. This road merges with the high street and continue straight to the centre of the village. Carry straight on passing the Co-op on the right hand side at the square and then bear left into Northampton Lane North. Take the first turning on the right into Lunchfield Lane and first right again into Lunchfield Court and proceed to the end of the cul de sac where there is parking space. Take the walk way to number 2 which is the second cottage on the right hand side.

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For further information on viewing call 01604 230222