



22 Manning Road, Moulton, Northampton, NN3 7XD

HOWKINS &
HARRISON

22 Manning Road, Moulton,
Northampton, NN3 7XD

Guide Price: £250,000

Offered to the market with no onward chain, this three-bedroom semi-detached home provides generous and well-proportioned family accommodation, together with ample driveway parking and a detached single garage. Situated in the highly sought-after village of Moulton, the property enjoys convenient access to a range of local amenities including well-regarded schools, shops and parks. While maintained, the home offers excellent scope for updating and modernisation, presenting an ideal purchase for buyers and families.

Features

- Semi-detached family home
- Scope for modernisation
- Three bedrooms
- Family bathroom
- Spacious sitting room
- Kitchen/diner
- Front and rear gardens
- Driveway and single garage
- Local amenities



Location

Moulton is a popular village located approximately five miles north-east of Northampton town centre, offering a convenient yet semi-rural setting.

The village provides a comprehensive range of local amenities including public houses, a Co-Op store, garage, doctors' surgery and chemist. There are both primary and secondary schools within the village, as well as Moulton College.

Leisure facilities are well catered for, with sailing and fishing available at nearby Pitsford Water, and golf courses at Overstone Park Golf Club, Church Brampton Golf Club and Harlestone Park Golf Club.

The area benefits from excellent transport links, with mainline rail services from Northampton to London Euston in around one hour, and from nearby Wellingborough to London St Pancras International in approximately 50 minutes. Road access is also convenient, with Junction 15 of the M1 motorway located around nine miles away.



Ground Floor

The property opens into a welcoming entrance porch, leading into a spacious sitting room with stairs to the first-floor accommodation and plenty of natural light from windows to the front and side elevations. Adjoining is the kitchen/dining area, which includes useful understairs storage and a range of fitted base and wall units, an integrated stainless steel sink, electric oven, and gas hob, along with space and plumbing for white goods. The kitchen also enjoys a pleasant outlook over the rear garden and has a UPVC door providing direct access to the outdoor space.

First Floor

The first floor comprises three bedrooms, with the master bedroom benefiting from built-in sliding door wardrobes, and a family bathroom fitted with a shower over the bath, WC, and wash basin.

Outside

The front garden is laid to lawn and features an established tree, with a long tandem driveway providing parking for multiple vehicles and leading to the detached single garage, along with gated side access. The rear garden offers a paved patio seating area and a lawn with a selection of established trees and shrubs, fully enclosed by fence panelling, creating a private and attractive outdoor space.

Viewing

Strictly by prior appointment via the agents. Tel -01604 823456.

Fixtures and Fittings

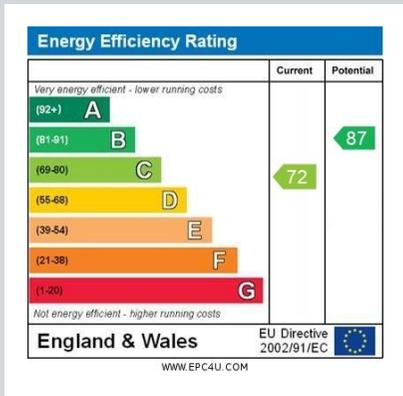
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the 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.

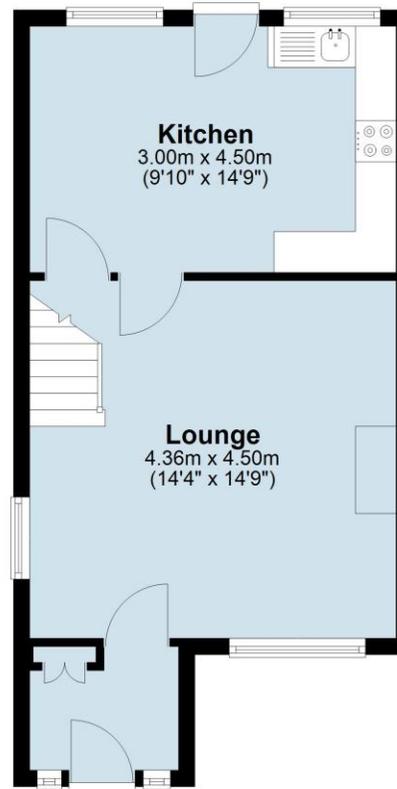
Local Authority

West Northamptonshire Council. - Tel: 0300-1267000
Council Tax Band - C



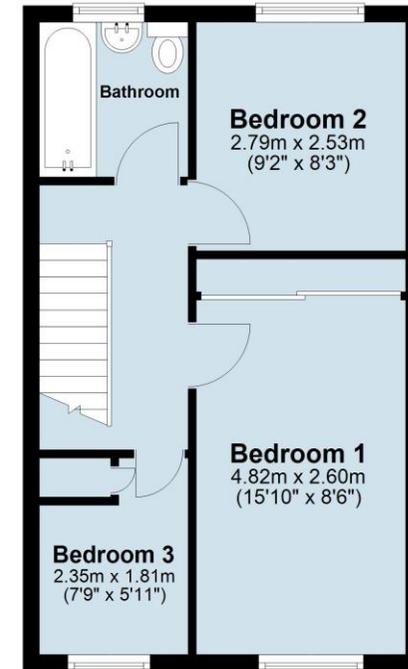
Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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