

for sale

offers in excess of **£310,000**



Cottingham Drive Moulton Northampton NN3 7LD

Ideally located in the popular location of Moulton, Connells are pleased offer to the market this beautifully presented three bedroom detached family home. Benefiting from a kitchen/breakfast room and work from home office, viewing is highly advised to fully appreciate.



Cottingham Drive Moulton Northampton NN3 7LD

Entrance Hall

UPVC door to the front elevation and UPVC double glazed window to the side elevation, wall mounted radiator and connecting door to the living/dining room.

Living/ Dining Room

UPVC double glazed windows to the front and rear elevations. Feature fireplace with gas living flame fire fitted. Two wall mounted radiators, coving to ceiling and connecting doors to the work from home office and kitchen/breakfast room. Stairs rise to the first floor landing and door leads to the rear lobby.

Home Office

Work from home office with UPVC double glazed window to the front elevation. Wall mounted radiator and coving to ceiling.

Kitchen/ Breakfast Room

fitted with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Space for free standing cooker, plumbing for washing machine and space for upright fridge/freezer. Integrated slim line dishwasher, space for breakfast table and chairs and UPVC double glazed window to the rear elevation looking out over the rear garden.

Rear Lobby

Of UPVC construction with double glazed windows to the rear and side elevations. Tiled floor and UPVC double glazed door



leading out to the rear garden.

First Floor Landing

Stairs rise from the living/dining room. Doors lead off to three bedroom, the family bathroom and separate cloakroom. Access to the loft space.

Master Bedroom

UPVC double glazed window to the front elevation. Wall mounted radiator and space for freestanding wardrobes and dressing table.

Bedroom Two

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Airing cupboard and wall mounted radiator.

Family Bathroom

White suite comprising panelled bath with shower over and glazed shower screen and pedestal wash hand basin with complimentary tiling to splash back areas. Chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

Cloakroom

Low level flush w.c, wall mounted radiator, tiled wall and UPVC opaque double glazed window to the rear elevation.

Outside

Front And Side Garden

Mainly laid to lawn with flower borders and low level hedging. Steps to the front door and gated access to the rear garden.

Rear Garden

Mainly laid to lawn with mature shrub borders and retaining timber fencing and brick wall. Extended paved patio provides a great opportunity for entertaining. Two gates provide access to the parking and single garage.

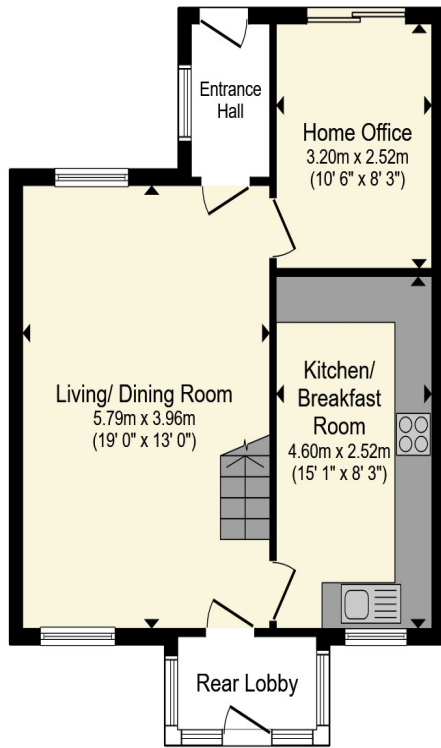
Single Garage

Single garage with up and over door and off road parking set to the front.

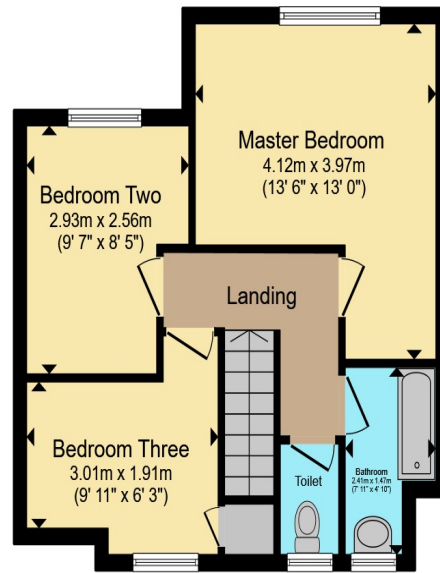
Council Tax Band

C





Ground Floor



First Floor

Total floor area 84.9 m² (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP408338 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online
connells.co.uk/Property/KTP408338



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk