

10 Park View,  
Moulton, Northampton



RICHARD  GREENER

10  
Park View



# 10 Park View

Moulton, Northampton

£895,000

An exceptional four-bedroom detached family home, brought to the market following an extensive and high-quality refurbishment. Thoughtfully extended to the rear, the property now offers approximately 2,400 sq ft of beautifully presented living space. Situated in the highly sought-after village of Moulton in north Northamptonshire, the home is conveniently located within walking distance of Northampton's newest school, making it ideal for families

## Accommodation

Ground Floor: Reception Hall | Lounge | Kitchen/Diner | Snug | Playroom/Study | Lobby | Utility Room | WC

First Floor: Landing | Principle Bedroom Suite – Bedroom One | Bathroom Ensuite | Dressing Room | Bedroom Two | Bedroom Three | Bedroom Four | Family Bathroom

Outside: Rear Garden | Studio | Front Driveway | Double Garage

**In Excess of 2,400 Square Feet**

**RICHARD  GREENER**

9 Westleigh Office Park, Moulton Park,  
Northampton, NN3 6BW  
[www.richardgreener.co.uk](http://www.richardgreener.co.uk)



## Description

The current owners have meticulously renovated the property, blending contemporary interior styling with versatile living spaces. The design successfully combines open-plan family areas with more intimate rooms for privacy and relaxation. The ground floor accommodation comprises a welcoming entrance hall, spacious lounge, impressive kitchen/dining area, snug, playroom, utility room, and a downstairs WC.

To the first floor, there are four generously sized double bedrooms, and a modern family bathroom. The principal bedroom benefits from a dressing room and a stylish en-suite. Externally, the property is equally impressive. The gardens have been professionally landscaped to include resin-bound pathways, a dedicated BBQ and outdoor dining area, and a raised paved patio with access to the front.

The frontage provides ample off-road parking via a resin-bound driveway leading to a detached double garage, with secure gated access. Further enhancing the property is a versatile outdoor studio, currently utilised as a beauty salon, offering excellent potential for a home office or business space.











## Front Driveway

The front driveway is approached via electric gates, framed by a newly built stone boundary wall. Finished in resin, the driveway provides extensive off-road parking for up to eight vehicles.

## Double Garage

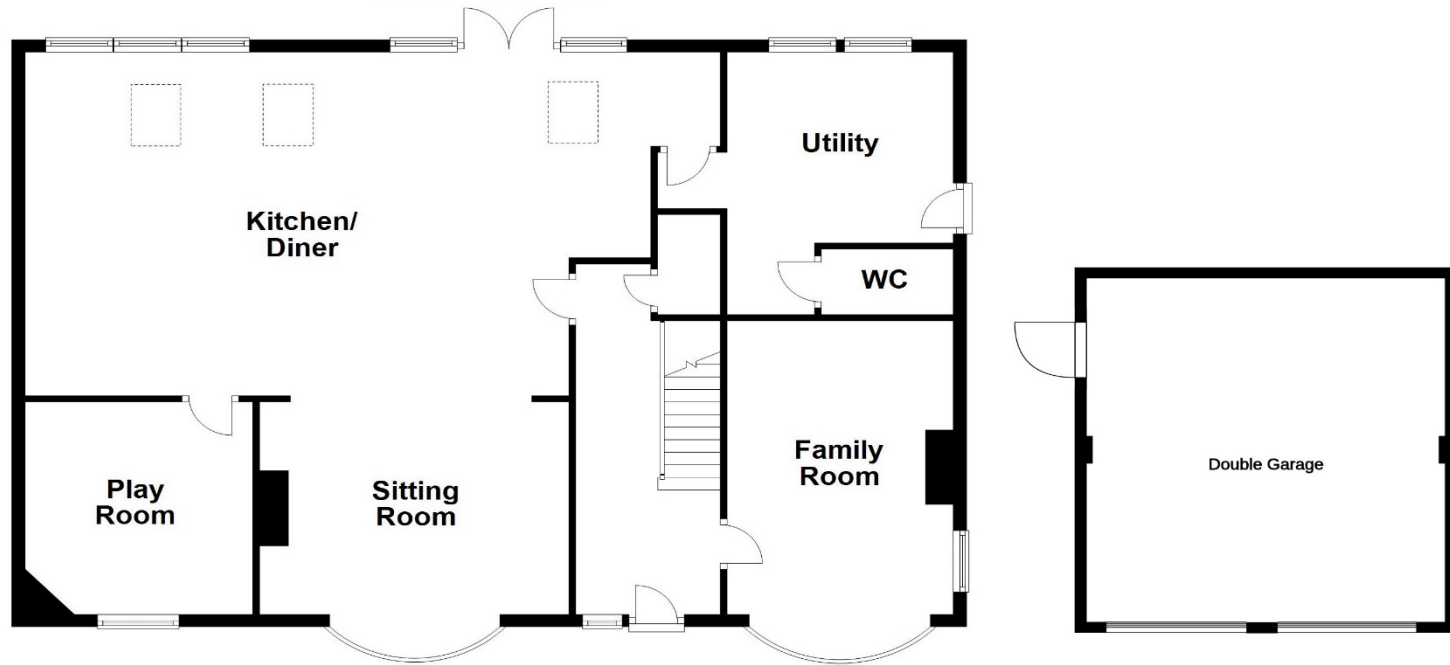
Featuring two up-and-over doors to the front elevation, the garage offers excellent storage space, with additional eaves storage above. A pedestrian door to the side provides convenient access, where an electric vehicle charging point is also located.

## Rear Garden

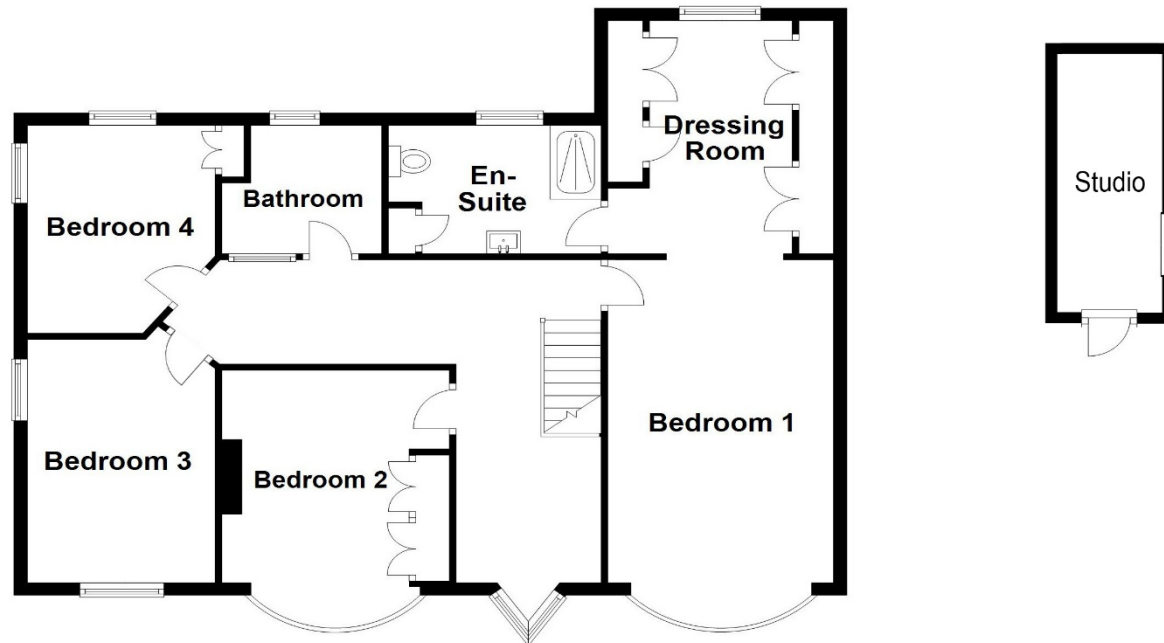
The rear garden has been tastefully landscaped, featuring a raised paved patio that enjoys a sunny aspect, ideal for outdoor seating and entertaining. The main garden is laid to lawn with mature shrub borders, providing colour and structure throughout the year. Resin pathways lead through the garden to an additional BBQ and entertaining area to the rear.



### Ground Floor



### First Floor



Not to scale. For illustrative purposes only



## Services

Main water, gas and electricity are connected.

## Council Tax

West Northamptonshire Council - Band G

## Local Amenities

Within the village, there is a wide range of everyday amenities, including a General Store with Post Office, Co-op Mini Market, newsagents, chemist, garage and a doctor's surgery. The village also benefits from a recreation ground, village hall, an active Women's Institute and the well-regarded Barn Theatre Amateur Dramatic Group, contributing to a strong sense of community. Local schooling is highly regarded, with Moulton Primary School and Moulton School & Science College both serving the area, making it particularly attractive for families. There are also convenient bus services providing access to Northampton town centre, which offers a comprehensive range of shopping, leisure and dining facilities, together with mainline railway services to London Euston. The area is well placed for access to surrounding countryside and local walks, while excellent road links via the A43 and M1 provide easy connections to wider regional centres.

## How To Get There

From Northampton town centre, proceed in a north-easterly direction along the A5123 Kettering Road through Boothville and along Booth Rise to the roundabout junction with Lumbertubs Way. Continue onto the A43 and follow the new road to the Moulton roundabout. Take the first exit signposted Moulton and the second exit onto Park View. The property can be found approximately 300m on the left-hand side.





RICHARD  GREENER