



23 Northampton Lane South, Northampton, NN3 7RJ

HOWKINS &
HARRISON

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Northampton, NN3 7RJ

Guide Price £375,000

A spacious three bedroom dormer bungalow, situated on an expansive private plot in the sought after village of Moulton. The property also benefits from front and rear gardens, UPVC double glazing, and gas central heating.

Features

- Delightful spacious dormer bungalow
- Three bedrooms
- Separate reception rooms
- First floor bathroom
- Ground floor shower room
- Large rear garden
- Off road parking
- Close to amenities
- Energy Rating- TBC



Location

Northampton Lane South is situated in the village of Moulton, on the northern edge of Northampton within West Northamptonshire. The area is predominantly residential and is popular with families and professionals because of its village character while maintaining convenient access to Northampton town centre and major road networks. Nearby Schooling includes Moulton Primary School and Moulton School and Science College.

Northampton town centre is approximately 4 miles away. Easy access is available to the A43, connecting to the M1 motorway (Junctions 15 and 15A). Northampton railway station provides direct services to London Euston and Birmingham. Several local bus routes operate within walking distance of Northampton Lane South.



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AWAITING EPC

Delightful three bedroom dormer bungalow,
located in the village of Moulton close to
amenities and Schools.

Ground Floor

Stairs to first floor. Downstairs shower room. Separate reception rooms, sitting room with log burner. Bedroom one to the front aspect, with fitted wardrobes. Kitchen with UPVC window to rear aspect, two Velux windows, door to side aspect, wall and base units with granite work surfaces, one and a half sink and drainer, space for various appliances.

First Floor

To the first floor, three bedroom and family bathroom.

Outside

To the front there is a lawned area with mature shrubs and driveway parking. To the rear, the garden has a patio area with gated side access and perennial side borders.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. [Tel:01604-823456](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.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council.
[Tel:0300-1267000](tel:0300-1267000)

Council Tax Band- D



Howkins & Harrison

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