

23 Northampton Lane South, Moulton, Northampton, NN3 7RJ



£375,000 Freehold

Extended, three bedroom semi detached dormer style bungalow in the popular village of Moulton. The well maintained accommodation briefly comprises entrance hall, shower room, lounge/ bedroom one, large L shaped dining room, kitchen, family room, first floor landing, two further bedrooms and family bathroom. The property further benefits from gas central heating, uPVC double glazing, front garden, driveway providing off road parking and sits in a plot of around 0.12 of an acre.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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ACCOMODATION

ENTRANCE HALL

7'10 x 4'01

With staircase off rising to first floor landing

SHOWER ROOM

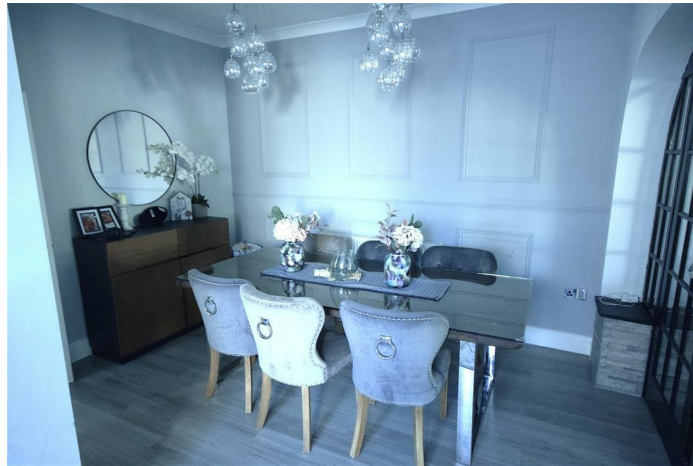
7'10 x 4'01

Recently refitted with a three piece suite comprising a low flush w/c, shower with glazed door and pedestal wash hand basin. Fully tiled walls and floor, heated towel rail and obscure uPVC double glazed window to side

DINING ROOM

11'11 x 9'02

With glazed double door to family room, central heating radiator, half panelled walls and open through to



BREAKFAST AREA

8'04 x 7'11

uPVC double glazed window to side, gas central heating radiator and door to

KITCHEN

13'10 10'04

With vaulted ceiling, Fitted with a range of floor and wall mounted units incorporating range cooker and cooker hood over, space for fridge/ freezer, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel one and a half sink bowl unit with drainer. Central heating radiator, uPVC double glazed door to garden, uPVC double glazed window to rear and skylight window to rear.



FAMILY ROOM

12'07 x 16'11

Hard floor, uPVC double glazed French doors to garden, central heating radiator, fireplace with wood burning stove



BEDROOM ONE

14'06 (into bay) x 8'

uPVC double glazed bay window to front, central heating radiator



1ST FLOOR LANDING

BEDROOM TWO

uPVC double glazed window to front and central heating radiator

BEDROOM THREE

6'10 x 9'08

uPVC double glazed window to rear and central heating radiator

BATHROOM

8'05 x 4'09

Fitted with a three piece suite comprising ow flush w/c, pedestal wash hand basin and panelled bath with shower over. uPVC obscure double glazed window to side and central heating radiator

OUTSIDE

FRONT

To the front of the property is lawned garden beside a driveway offering off road parking for several cars. Gated access leads to

REAR GARDEN

The property benefits from a generous enclosed garden that is mostly laid to lawn with a variety of well stocked tree, flowers and boarders



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

Northampton Council- Band C

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 doctors' 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 Moulton Way South, continue along until eventually turning right onto Northampton Lane South. The property can be found approximately 300m on the left hand side.

For further information on viewing call 01604 230222