

**1 Lunchfield Walk
Moulton
NORTHAMPTON
NN3 7AL**

£280,000



- **THREE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: TBC**

- **END OF TERRACE**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom, end of terrace property, situated in the sought after village of Moulton. The accommodation comprises entrance hall, lounge, kitchen/dining room, three bedrooms and bathroom. Additional benefits include UPVC double glazing, gas to radiator heating, single garage and off road parking.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, door to:

Lounge

16'3" x 12'9" (4.97 x 3.91)

Under stairs storage cupboard, radiator, UPVC double glazed windows to front and side.

Kitchen/Dining Room

16'1" x 9'3" (4.91 x 2.82)

Modern fitted kitchen comprising Belfast sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, space for range cooker, built in fridge and washing machine, radiator, karndean flooring, UPVC double glazed window and French doors to rear.

First Floor

Landing

Loft access, doors to:

Bedroom One

12'4" x 12'9" (3.78 x 3.91)

Radiator, fitted wardrobes, UPVC double glazed window to front.

Bedroom Two

10'0" x 7'0" (3.06 x 2.14)

Radiator, UPVC double glazed window to rear.

Bedroom Three

8'9" x 7'3" (2.69 x 2.22)

Radiator, UPVC double glazed window to rear.

Bathroom

Modern suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, UPVC double glazed window to side.

Externally

Front Garden

Mainly laid to lawn, paved pathway leading to front door.

Rear Garden

Wooden decked patio area leading to lawn, surrounded by timber fencing, gated rear access.

Single Garage

Detached garage with up and over doors, power and light connected, allocated off road parking space.

Agents Notes

Council Tax Band: C

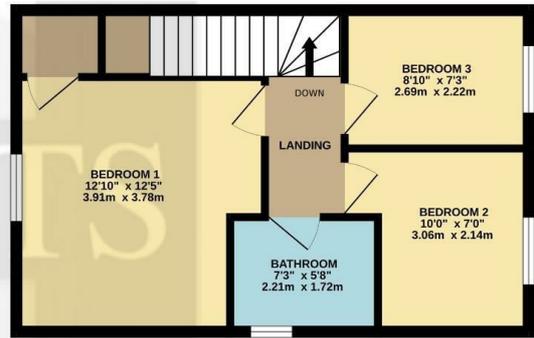




GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.