



43 West Street, Moulton, Northampton, NN3 7SB



Asking Price £208,000 Freehold

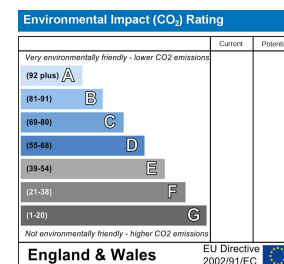
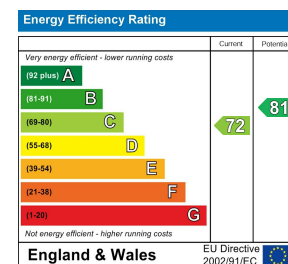
A charming stone-built cottage in the sought-after village of Moulton, blending period character with modern style.

This well presented home features a modern fitted kitchen with integrated cooking appliances, along with a contemporary refitted bathroom complete with a rain shower. The accommodation includes two well-proportioned bedrooms. Further benefits include gas radiator central heating and UPVC double glazing.

Outside, the enclosed courtyard garden provides a private, low-maintenance space.

Perfectly positioned just a short stroll from Moulton's vibrant village centre—with its range of amenities, pubs, and community spirit—this cottage offers the ideal combination of convenience, charm, and modern comfort.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

43 West Street, Moulton, Northampton, NN3 7SB

ACCOMMODATION

LOUNGE

12'5 x 12'0

A door leads into this room. There is a double glazed window to the front elevation with shutters. A glazed door leads to



KITCHEN

9'5 x 8'4

Fitted in range of modern floor and wall cabinets with laminate work surface with one and a half stainless steel sink and drainer. The integrated appliances comprise an oven and four ring induction hob with extractor hood over. The kitchen also has plumbing for a washing machine, cupboard with space for a fridge freezer and window to the court yard. Stairs lead to the first floor and a door leads into an inner hall with further doors to the court yard and to:



BATHROOM

8'8 maximum x 5'10

Which has been refitted in a stylish suite of W.C, wash basin with storage cupboard and shower bath including rain water shower and screen. There is tiling to splash areas and a window to the rear.



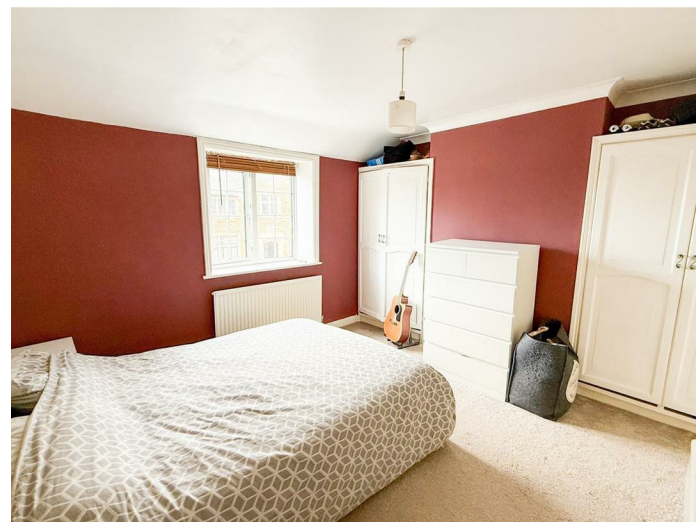
FIRST FLOOR

Doors from the top of the steps lead to both bedrooms

BEDROOM ONE

12'1 x 12'0

A spacious double bedroom with double glazed window to the front elevation and two fitted wardrobes.



BEDROOM TWO

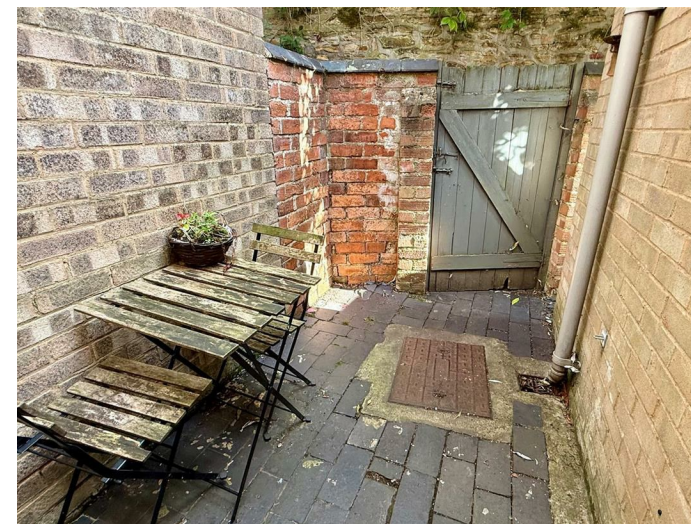
9'6 x 8'5

Also a good sized room with double glazed window to the rear elevation and a storage cupboard.



OUTSIDE

There is a small but private court yard with a gate leading to a shared path which leads out onto Pound Lane and also to a useful outside store.



STORE

SERVICES

All mains services supplied. Heating is via a gas fired central heating boiler to radiators.

COUNCIL TAX

Council Tax Band - B Daventry District Council

LOCAL AMENITIES

Within the village there is a General Store/Post Office, Co-op Mini Market, Newsagents, Chemists, Garage and a

Doctors Surgery. There is a recreation ground and a Village Hall, an active WI and the Barn Theatre Amateur Dramatic Group. Local schools include Moulton Primary School and secondary education at Moulton School. There are also bus services to and from Northampton town centre.

HOW TO GET THERE

Heading out of Northampton town centre heading in an easterly direction along the A428 towards the A45 upon approach of the round about take the second exit onto the A45 heading east bound exit at the first junction on to the A43 continue north bound proceed over the round about towards the villages of Moulton and Sywell at the Overstone round about take the first exit onto Park View follow the road onto Overstone Road in to Moulton Village, proceed through the Village continuing along the one way system on the High Street take a left at the Co-op and take a right at the next roundabout onto Cross Street leading through to West Street. The property can be found on the left hand side of the road just before Pound Lane

COPYRIGHT

All photographs displayed are the exclusive property of Richard Greener Estate Agents. They are protected under international copyright laws. No photograph may be copied, reproduced, distributed, altered, transmitted, or otherwise used in any form or by any means without prior written permission from the copyright owner. Unauthorised use of these images is strictly prohibited and may result in legal action or a £2,000 fine.

DOIAK26092025/0188

For further information on viewing call 01604 230222