



**Howards Way**  
Moulton, Northampton

**oriordanbond**  
SALES & LETTINGS



## Howards Way

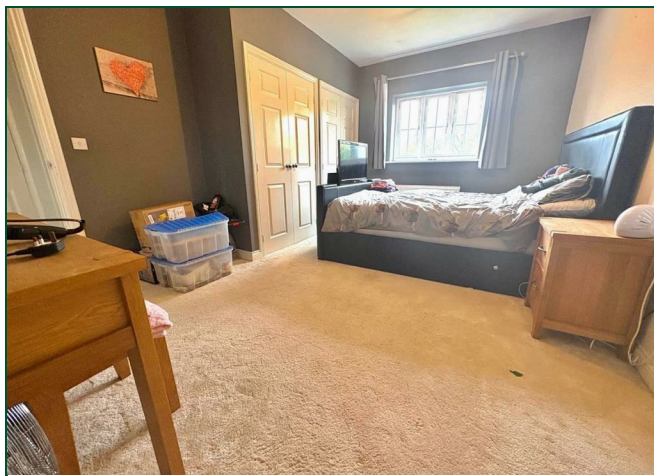
Moulton  
NN3 6RP

Offers Over  
£370,000

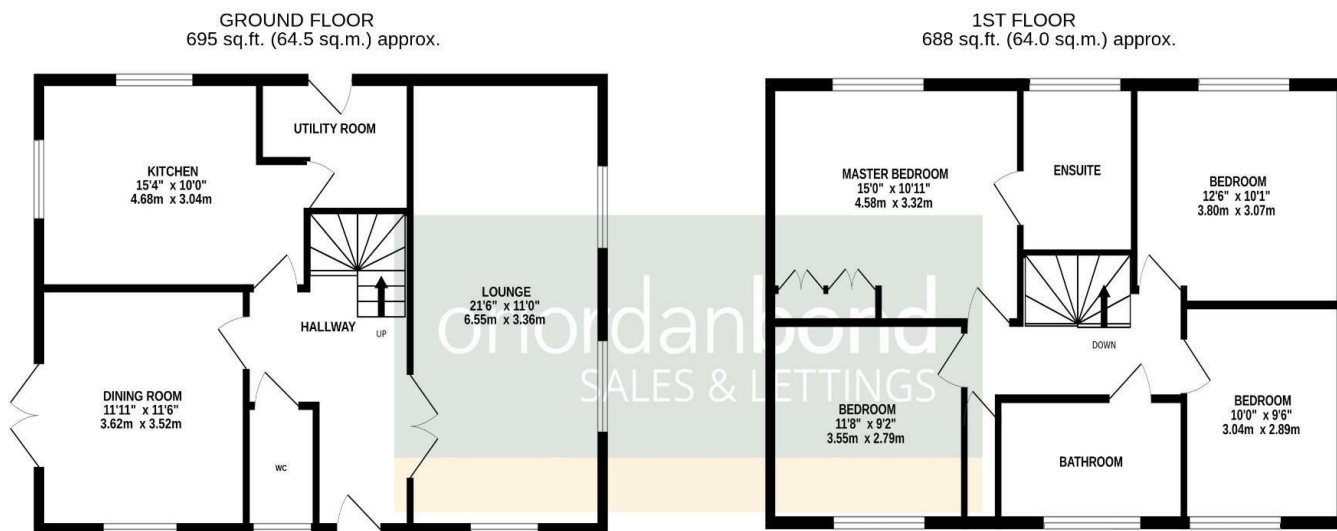
**A deceptively spacious four bedroom detached family home situated within this sought after Moulton location. The property is offered for sale in good condition throughout and provides access to commuter links, good local schooling and sits in this enviable position.**

Accommodation comprises large entrance hall, cloakroom/WC, spacious sitting room with feature fireplace and hard wood flooring, kitchen/breakfast room with some integrated appliances, spacious dining room with French doors to garden and a separate utility. To the first floor are four double bedrooms, with en-suite to the master bedroom, and a family bathroom. Outside is small frontage with block paved parking and garage with a good size and very private garden to the rear with lawn, decked patio area for entertaining and secure side access. Further benefits include gas radiator heating and uPVC double glazing. (A/1383/M)

- Spacious four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Private rear garden
- Off road parking and garage







TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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#### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Parklands Sales

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