



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

Guide Price £360,000

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.

14 Bridge Street, Northampton, Northamptonshire NN1 1NW

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Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



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.

GROUND FLOOR

Stairs to first floor. Downstair 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.

LOCAL AUTHORITY

West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700

Council Tax Band - C

VIEWING

Strictly by prior appointment via the selling agents. Contact 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

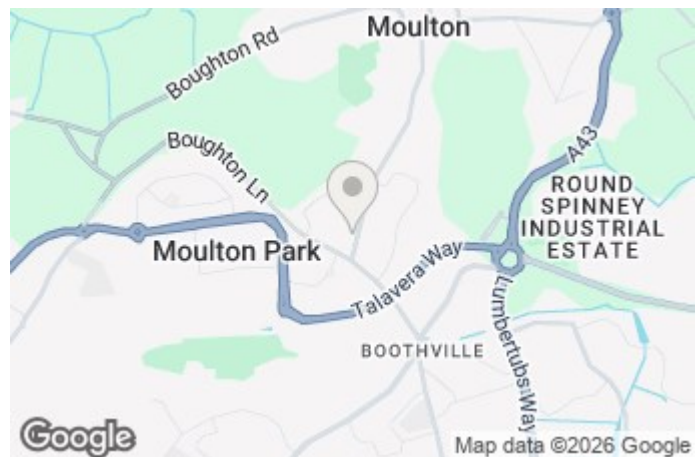
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

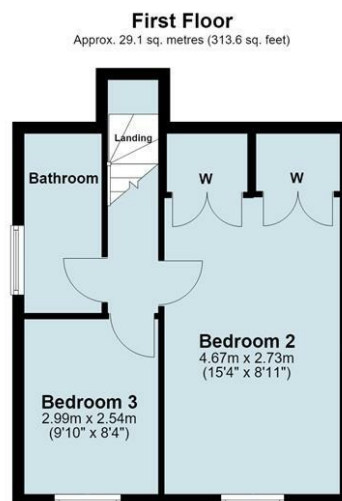
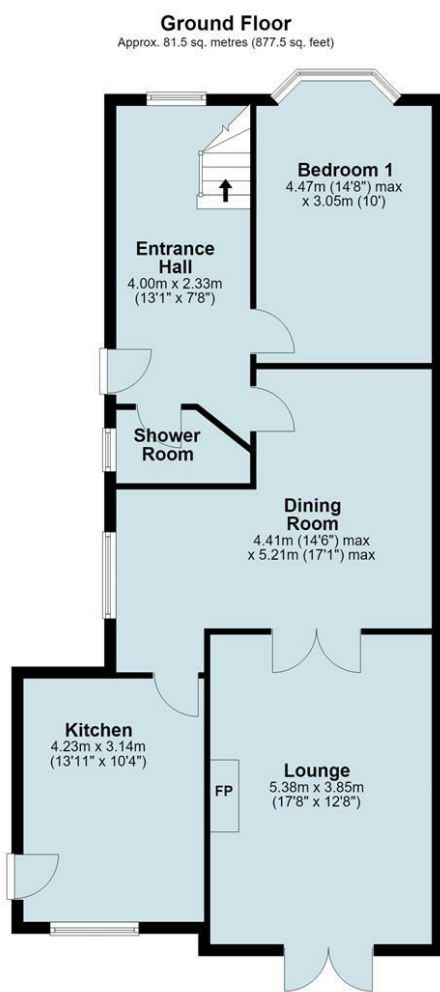
FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

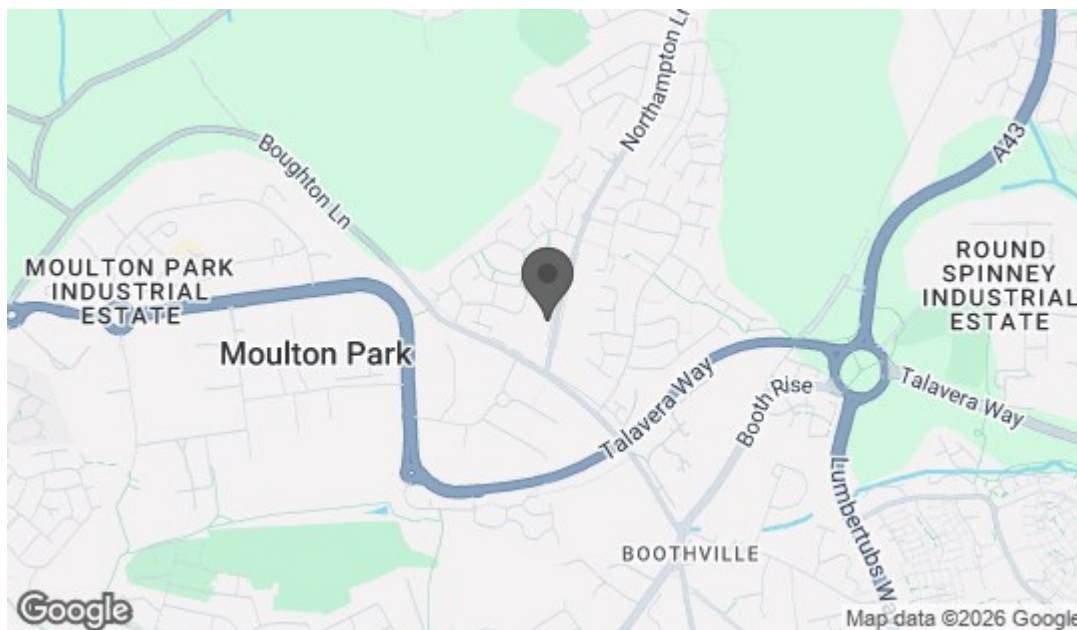
IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Total area: approx. 110.7 sq. metres (1191.1 sq. feet)



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		
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