



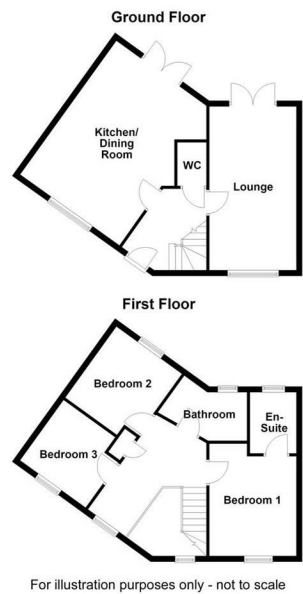
LOCAL AMENITIES

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.

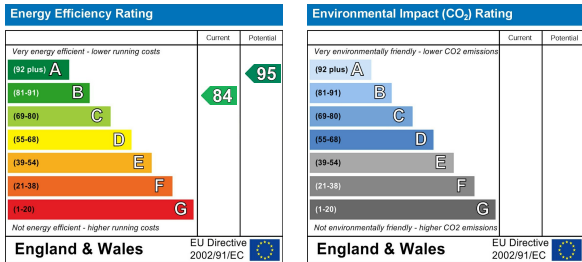
HOW TO GET THERE

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 the A43 and follow the new road to the Moulton roundabout. Take the first exit signposted Moulton and then the second exit into Park View. Proceed along Park View and turn left into Summerley Way and then right into Worley Way and then the next left into Aspinal Road where the property can be found on the right hand side.

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4 Aspinal Road, Moulton, Northampton, NN3 7DR



£325,000 Freehold

A well presented and modern three bedroomed detached David Wilson property situated on a quite road in the popular Northants village of Moulton. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and to the first floor there are three bedrooms with ensuite to bedroom one and a family bathroom. Outside there is a front garden and driveway to the side giving off road parking for two vehicles. The rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and privacy.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with port hole window above, stairs to the first floor, understairs storage cupboard, radiator and doors to:-

CLOAKROOM

Suite comprising WC, wash hand basin, radiator and extractor.

LOUNGE

18'6 x 9'9

UPVC double glazed window to the front, UPVC double glazed french doors to the rear garden, radiator and door to:-



KITCHEN/DINER

17'5 x 14'0

Fitted with a range of base and eye level units with modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, appliances to include oven, hob, extractor, fridge/freezer, washing machine and dishwasher, UPVC double glazed window to the front and UPVC double glazed french doors to the rear garden and radiator.



FIRST FLOOR

LANDING

12'6 x 7'6

Two UPVC double glazed windows to the front, storage cupboard and doors leading to:-

BEDROOM ONE

11'3 x 10'1

UPVC double glazed window to the front, radiator and door to:-



ENSUITE

7'0 x 5'4

Suite comprising WC, wash hand basin, double shower cubicle with glass screen, tiled splashbacks, towel wall mounted radiator, extractor and UPVC double glazed window with obscure glass to the rear.



BEDROOM TWO

11'0 x 10'1

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

11'4 x 7'3

UPVC double glazed window to the front and radiator.



FAMILY BATHROOM

8'2 x 5'6

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, tiled splashbacks, modern towel wall mounted radiator, extractor and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

FRONT GARDEN

The front garden is laid to lawn with mature bushes and pathway to front door. The tarmac driveway to the side of the property gives off road parking for two vehicles and has secure gated access to the rear.

REAR GARDEN

The rear garden has a large patio area with the remainder of the garden laid to lawn with a shed and enclosed by wood panel fencing. The rear garden faces in a southerly direction and enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

For further information on viewing call 01604 230222