21 Rides Court
Moulton
NORTHAMPTON
NN3 7UA

£280,000









- **EXTENDED**
- **SEPARATE DINING ROOM**
- **FOUR PIECE BATHROOM SUITE**
- **POPULAR LOCATION**
- **THREE BEDROOMS**
- **STUDY**
- **CUL DE SAC**
- **ENERGY EFFICIENCY RATING: C**

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A beautifully presented and thoughtfully extended three bedroom semi detached home, tucked away in a quiet cul-de-sac on the ever popular Moulton Leys development. Lovingly maintained by the current owners, the property offers bright and versatile accommodation including a welcoming entrance porch, spacious lounge, separate dining room, study and a well appointed kitchen overlooking the attractive rear garden. Upstairs are three well proportioned bedrooms and a stylish four piece family bathroom. Outside, the property boasts beautifully stocked front and rear gardens, off road parking and a delightful west facing rear garden with multiple seating areas, an all weather covered patio. A wonderful family home that must be viewed to be fully appreciated.

Ground Floor

Entrance Porch
A welcoming entrance with tiled flooring, inset spotlights and access into the main living accommodation.

Lounge
16'9" x 12'4" (5.11m x 3.78m)
A light and spacious reception room with a window to the front elevation, stairs rising to the first floor and an attractive archway opening into the dining room.

Dining Room
11'6" x 6'7" (3.53m x 2.01m)
A versatile dining space enjoying views over the rear garden with access through to the study.

Study
6'6" x 6'6" (2m x 2m)
Ideal as a home office, hobby room or playroom, with a window to the front elevation.

Kitchen
(11'5" x 7'8" ((3.48m x 2.34m)
Fitted with a range of contemporary shaker style wall and base units complemented by roll top work surfaces and under cabinet lighting. Integrated oven, hob and extractor, stainless steel one and a half bowl sink, space for further appliances, tiled flooring and patio doors opening onto the rear garden.

First Floor

Landing
A generous landing with two built in storage cupboards, airing cupboard, loft access and inset spotlights.

Bedroom One
12'5" x 9'1" (3.81m x 2.77m)
A well proportioned double bedroom overlooking the front of the property.

Bedroom Two
12'4" x 8'7" (3.78m x 2.64m)
A further spacious double bedroom with pleasant views over the rear garden.

Bedroom Three
8'3" x 6'3" (2.54m x 1.91m)
A comfortable single bedroom, ideal as a child's room, nursery or home office.

Bathroom
8'9" x 6'3" (2.67m x 1.91m)
Beautifully fitted with a contemporary four piece suite comprising a panelled bath, corner shower cubicle with power shower, pedestal wash hand basin and low-level WC. Finished with tiled flooring, half height wall tiling and inset spotlights.

External

Front Garden
A colourful, well-stocked frontage with an attractive range of established planting, driveway providing off-road parking and a pathway leading to the front entrance.

Rear Garden
A beautifully landscaped west facing garden enjoying afternoon and evening sunshine. Featuring an all weather covered patio ideal for outdoor entertaining, a further decked seating area, lawn, mature flower and shrub borders, ornamental fish pond, two timber sheds and an outside tap. A delightful outdoor space offering something to enjoy throughout the seasons.

Agents Notes
West Northamptonshire council
Council tax band B





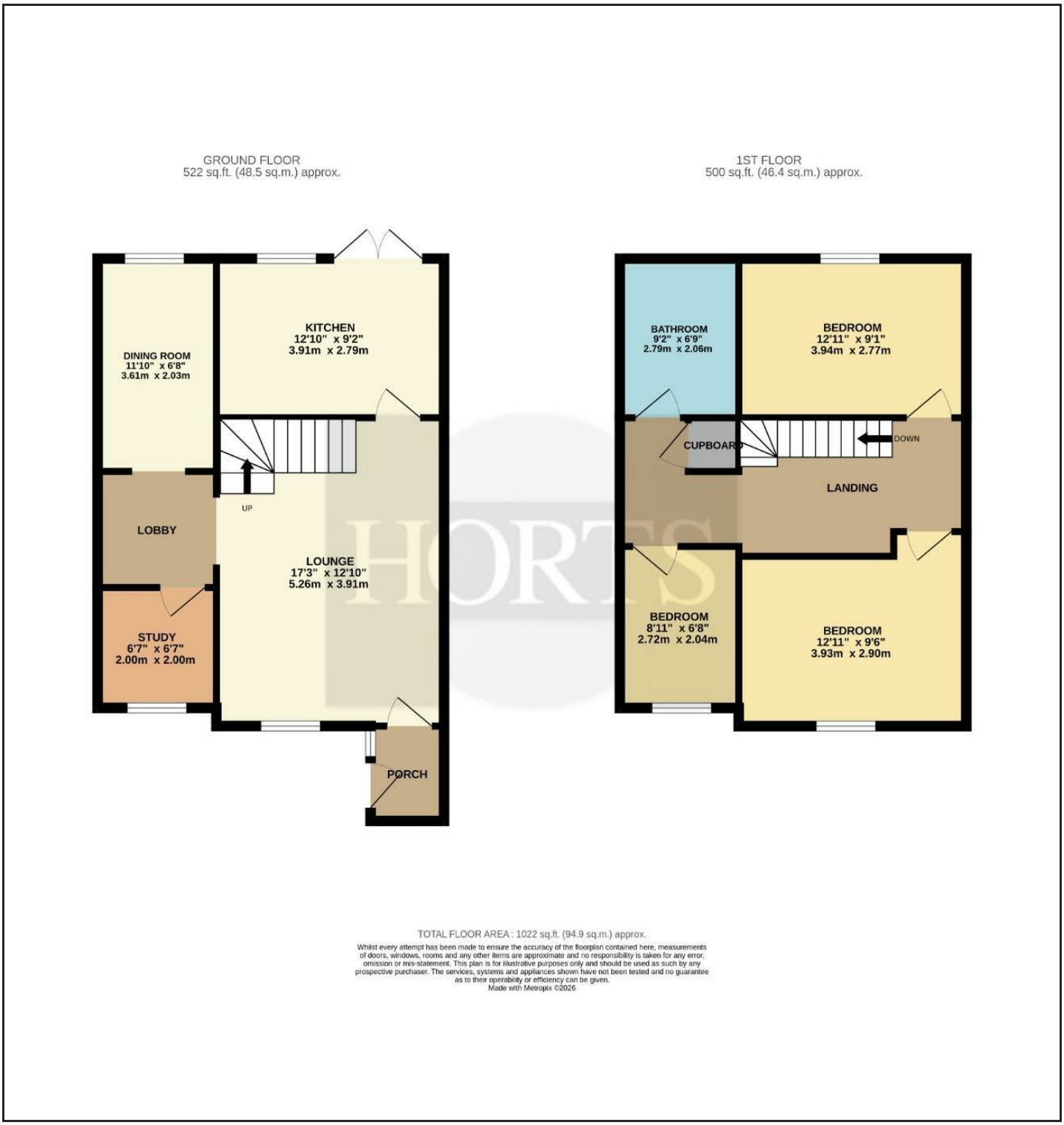


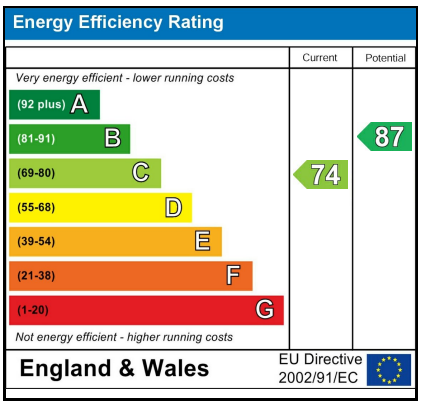














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