# 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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PERSONAL • PROFESSIONAL • PROACTIVE

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**

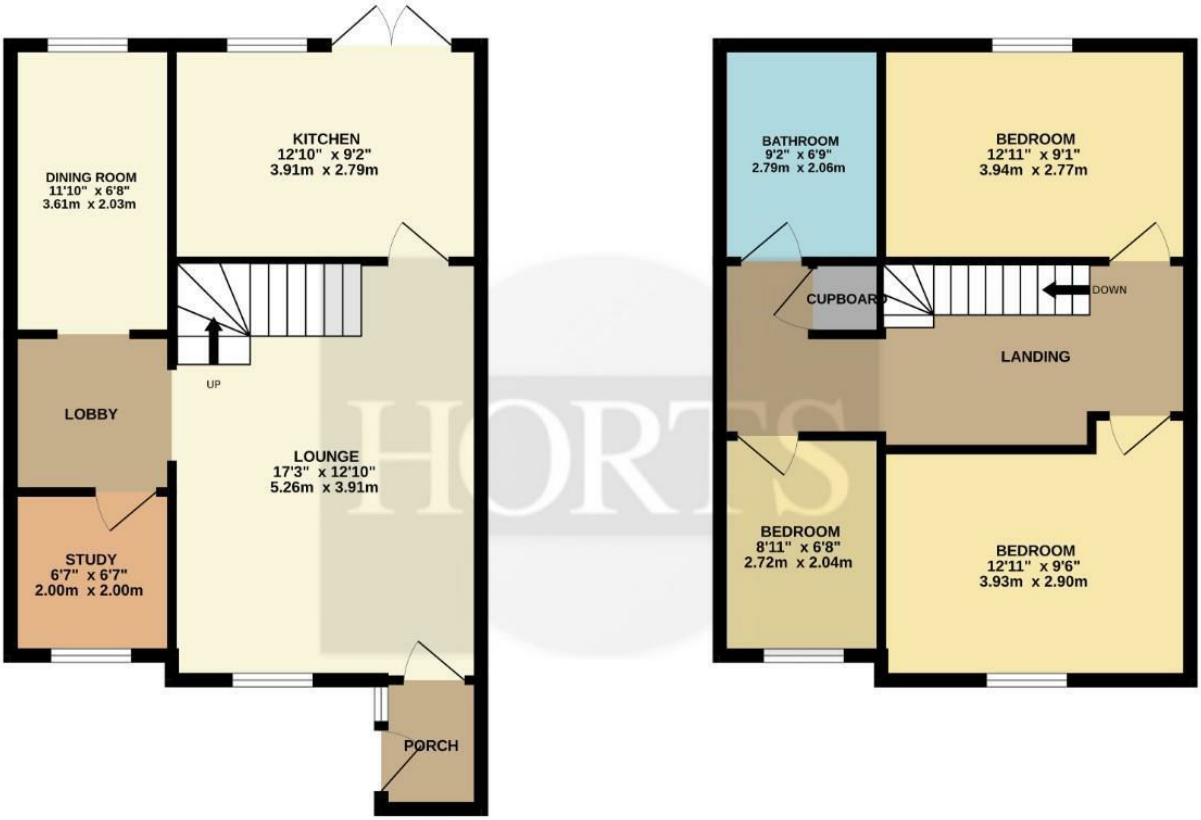
**Front Garden**
A colourful, well-stocked frontage with an attractive range of established planting, driveway providing off-road parking and a pathway leading to the front entrance.

**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

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.




TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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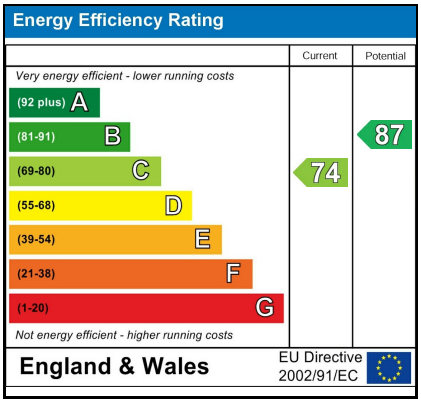

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