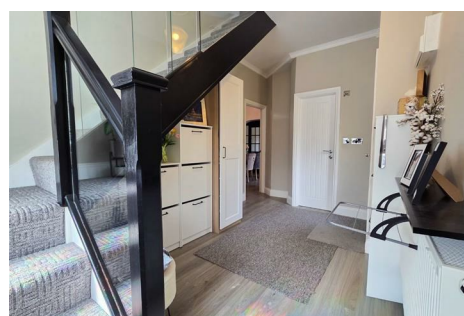


**23 Northampton Lane South
Moulton
NORTHAMPTON
NN3 7RJ**

£375,000



- **EXTENDED DORMA BUNGALOW**
- **SEPARATE RECEPTION ROOMS**
- **EXPANSIVE REAR GARDEN**
- **GOOD CONDITION**

- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A deceptively spacious three bedroom dormer bungalow, situated on an expansive private plot in the sought after village of Moulton. With accommodation comprising in brief; entrance hall, dining room, lounge, kitchen, bedroom two, and shower room to the ground floor, with two further bedrooms and a bathroom to the first floor. The property also benefits from front and rear gardens, UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

13'1" x 7'7" (4.00 x 2.33)

Enter via wooden door, UPVC window to front aspect, stairs rising to first floor.

Shower Room

7'10" x 4'2" (2.39 x 1.28)

Obscure UPVC window to side aspect, tiled shower cubicle, sink unit with storage under, low level wc.

Dining Room

11'11" x 7'11" x 9'1" < 17'7" (3.65 x 2.42 x 2.78 < 5.38)

UPVC window to side aspect, wooden laminate flooring, radiator.

Lounge

17'3" x 12'7" (5.28 x 3.85)

UPVC French doors to rear aspect, feature log burner, wooden laminate flooring, radiator.

Kitchen

13'10" x 10'3" (4.23 x 3.14)

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.

Bedroom One

14'7" x 10'0" inc. wardrobes (4.47 x 3.05 inc. wardrobes)

Bay UPVC window to front aspect, fitted wardrobes, radiator.

First Floor

Bedroom Two

15'3" x 8'11" (4.66 x 2.73)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

9'9" x 8'3" max (2.99 x 2.54 max)

UPVC window to rear aspect, radiator.

Bathroom

10'2" max x 4'9" (3.12 max x 1.47)

UPVC window to side aspect, bath unit with shower attachment, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Externally

Front Garden

Lawn area with various shrubs, driveway offering off road parking.

Rear Garden

Patio area leading to large lawn area with various flower and shrub beds, gated side access.

Agents Notes

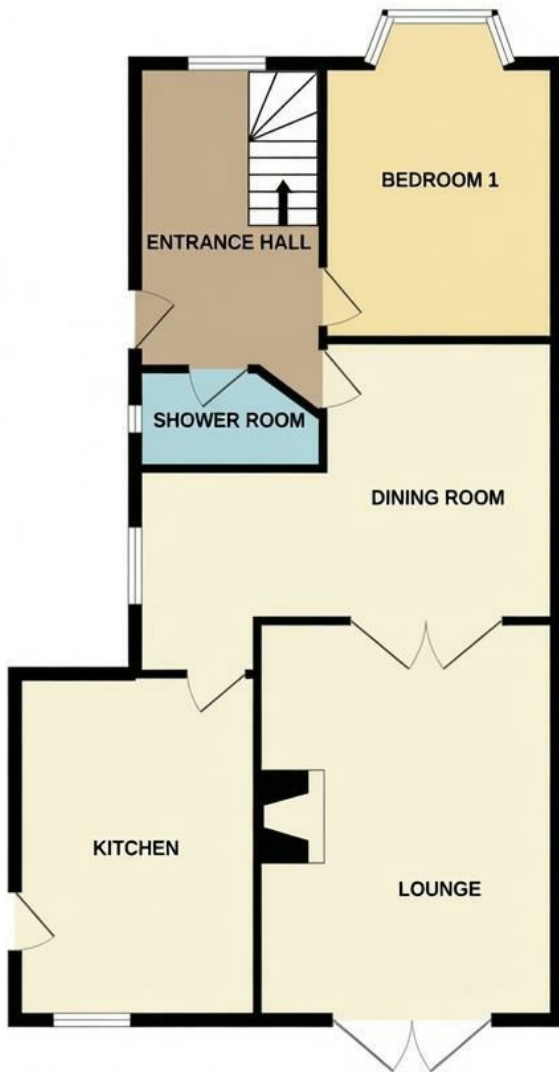
Local Authority: West Northamptonshire

Council Tax Band: C





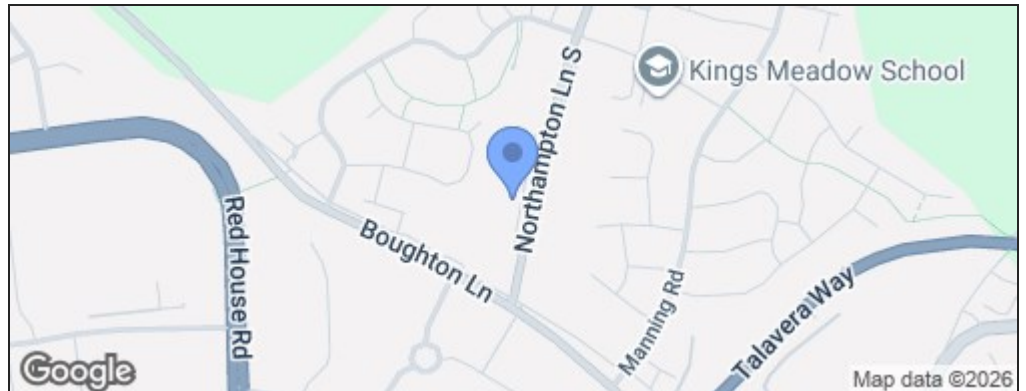
GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.