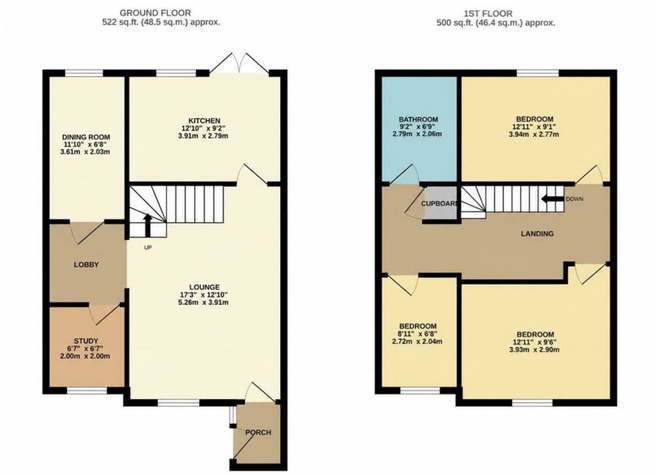
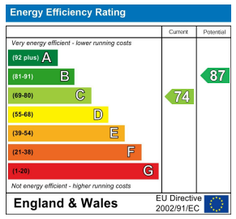
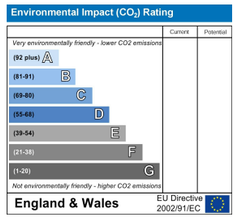


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21 Rides Court, Moulton, Northampton, NN3 7UA



£280,000 Freehold

Extended and well presented Semi detached home located in a quiet cul-de-sac on the popular Moulton Leys development. The flexible accommodation comprises and entrance porch, spacious lounge, dining room, study/ bedroom four and a well appointed kitchen overlooking the rear garden. Upstairs are three bedrooms and a stylish four piece family bathroom. Outside, the property boasts front and rear gardens, off road parking and a west facing rear garden with multiple seating areas, an all weather covered patio. View now to avoid missing out.

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ACCOMMMODATION

ENTRANCE PORCH
Entrance via uPVC doubled glazed door with obscure glazed side screen. Spotlights to ceiling. Tiled floor. Panelled door to:

LOUNGE
5.11m (16'9) x 3.78m (12'5)
uPVC double glazed window to front elevation. Stairs rising to first floor landing. Coving to ceiling. Wall light points. Archway to dining room. Panelled door to kitchen.





DINING ROOM
3.53m (11'7) x 2.01m (6'7)
uPVC double glazed widow to rear elevation. Radiator. Cupboards housing meters and gas boiler. Wall light points. Door to study.



STUDY/ BEDROOM FOUR
2m (6'7) x 2m (6'7)
uPVC double glazed window to front elevation. Radiator.

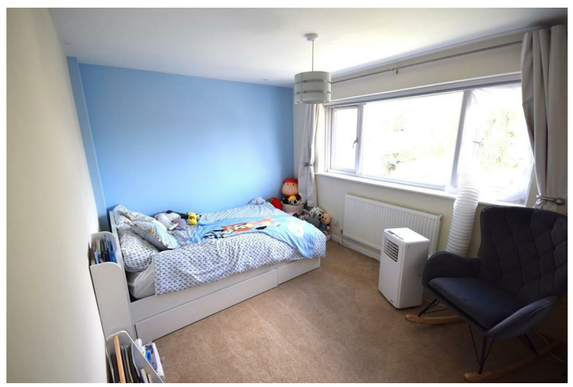
KITCHEN
2.34m (7'8) x 3.48m (11'5)
uPVC double glazed window to rear elevation. Radiator. Fitted with a range of contemporary shaker style wall, base and drawer mounted units with under unit lighting. Roll top work surfaces. Stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated oven with hob and extractor hood over. Space and plumbing for washing machine. Space for fridge / freezer. Tiled splash backs. Tiled floor. Spot lights. uPVC double glazed patio doors to rear elevation



FIRST FLOOR LANDING
Radiator. Two built in storage cupboards. Airing cupboard housing water cylinder. Access to loft space. Spot lights.

BEDROOM ONE
12'6" x 9'1"
uPVC double glazed window to front, radiator

BEDROOM TWO
12'4" x 8'7"
uPVC double glazed window to rear, radiator



BEDROOM THREE
8'3" x 6'3"
uPVC double glazed window to front, radiator



BATHROOM
8'9" x 6'3"
Fitted with a four piece suite comprising low flush w/c, corner shower cubicle with power shoer, pedestal wash hand basin and panelled bath. uPVC double glazed window to rear, tiled floor, half tiled walls, and spot lights to ceiling.



OUTSIDE

FRONT
To the front is is a well stock boarder beside a a driveway with off road parking and a pathway to the front door

REAR
Gated access leads to the enclosed rear garden which is Westerly facing and mostly laid to lawn wish some shrubbery. There is a patio area



SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
Northampton Council - Band B

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 proceed in a north easterly direction along the A5123 Kettering Road to the junction with Booth Lane North and Booth Rise with the Lumbertubs pub on the right hand side turn left onto Moulton Way then right onto Manning Road. Continue along until eventually turning left into Rides Court and the property can be found on the right hand side.