

Rosewood

2 Northampton Lane South, Moulton, Northampton, NN3 7RL

£380,000 Freehold



Originally built in the late 1930's and later extended, this individual detached family home is situated on the edge of this vibrant village and occupies a generous plot of approx. 1/4 acre. Boasting characterful features and spacious accommodation, the property is versatile and unique, with the added benefits of gas radiator heating and UPVC double glazing. The full accommodation comprises of an entrance porch, vaulted ceiling hallway, 32ft dual aspect sitting room with cast iron fuel burner, kitchen/breakfast room with French doors opening to the raised balcony patio, bedroom one/ additional reception room and refitted shower room. To the first floor, three further bedrooms and a family bathroom. Outside, the gravelled driveway allows off road parking for several vehicles and vehicular side access to the garage. The rear garden enjoys a good degree of privacy and a sunny aspect with an established lawned area, an orchard, and well tended shrub and flower borders to the perimeters. The 29ft detached garage is partially used as a workshop and offers further possibility for conversion, and has power and light connected. Viewing is highly recommended. EPC: D

ENTRANCE PORCH 2.26m x 1.35m (7'5 x 4'5)

Stone veranda style frontage with twin pillars and circular porthole window to front elevation. Paved step area. Entry via UPVC double glazed door. Storage/cloak cupboard. Wall light points. Radiator. Art Deco style glazed French doors to;

ENTRANCE HALL 4.83m x 1.78m (15'10 x 5'10)

Wood panelling to walls. Staircase rising to first floor landing. Built in cupboard. Vaulted ceiling with Velux window. Glazed window to sitting room. Radiator. Doors to connecting rooms.

SITTING ROOM 8.36m x 3.48m (27'5 x 11'5)

Dual aspect with UPVC double glazed leaded bay window to front elevation. Built in window seat with storage below. UPVC double glazed window and door to rear elevation. Cast iron multi fuel burner with decorative wooden surround and tiled hearth. Feature wooden beams and picture rail. Wall light points. Glazed window and obscure glazed French doors to hallway. Two radiators. Television point.

KITCHEN/BREAKFAST ROOM 6.10m x 3.43m (20' x 11'3)

Triple aspect with UPVC double glazed patio doors to rear elevation and UPVC double glazed window and door to side elevation. The room is separated into two levels defined for cooking and dining. Fitted with a range of wall mounted and base level units with roll top work surface over. Stainless steel sink with mixer taps. Integrated fridge and Rangemaster gas cooker with extractor canopy over. Plumbing for washing machine and dishwasher. Space for freezer. Under cupboard lighting. Tiling to splash back areas. Feature wooden beams. Steps leading to;

DINING AREA

Wooden panelling detail to dado rail. Feature wooden beams. Space for six seater dining table. Tiled breakfast bar overlooking cooking space. Doors to raised patio and rear garden.

SECOND RECEPTION ROOM/BEDROOM ONE 5.36m x 3.66m (17'7 x 12')

UPVC double glazed leaded bay window to front elevation. Two radiators. Television point. Telephone point.

SHOWER ROOM 2.41m x 1.88m (7'11 x 6'2)

UPVC double glazed obscure window to rear elevation. Refitted three piece white suite comprising of low level WC, vanity wash hand basin and double walk-in shower cubicle with glazed screen and monsoon shower head. Chrome heated towel rail. Radiator. Extractor. Tiling to splash back areas.

FIRST FLOOR LANDING

Vaulted ceiling with UPVC double glazed Velux window and UPVC double glazed window to rear elevation. Feature wooden beams. Airing cupboard housing gas combination boiler. Radiator.

BEDROOM TWO 3.89m x 2.95m (12'9 x 9'8)

UPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.68m x 3.02m (12'1 x 9'11)

UPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 3.12m x 2.54m (10'3 x 8'4)

UPVC double glazed window to rear elevation. Radiator.

FAMILY BATHROOM 2.84m x 2.79m (9'4 x 9'2)

UPVC double glazed window to rear elevation. Fitted three piece suite comprising of wood panelled bath, pedestal wash hand basin and low level WC. Tiling to splash back areas. Wall light points. Radiator.

OUTSIDE**FRONT GARDEN**

Gravelled driveway provides ample off road parking and driveable side access to the detached garage in the rear garden. Established flower and shrub borders enclosed with timber fencing and brick walling. Exterior light to porch.

REAR GARDEN

Accessed from the kitchen/dining room or sitting room, the garden has been thoughtfully designed to encourage wildlife. A raised stone patio enclosed by picket fencing is an ideal entertaining area with steps down to the sizeable lawned area. There are well stocked flower beds, an orchard to the rear of the property, and a greenhouse. The garden enjoys a sunny aspect and a high degree of privacy. Enclosed by timber fencing with side access.

GARAGE/WORKSHOP 8.84m x 3.73m (29 x 12'3)

Power and light connected with hinged double doors, this space is ideal for storage and offers the possibility of conversion into an annexe/home office/workshop. The current owners have split it into three spaces and use it as a large workshop with a work bench, extra power sockets and space for tools. There is a window to the rear elevation and a pedestrian door to the side.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

Local Area Information

Moulton is a large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, garden centre and coffee shop, church, Methodist chapel, theatre, doctors surgery, chemist, library, supermarket, general stores, post office, petrol station, public houses, working men's club and a cafe. Supporting a variety of community groups, Moulton also has a Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

