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# Arnsby Crescent, Moulton, Northampton, NN3 7SL

£275,000 Semi-Detached Bungalow

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton  
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## Property Summary

Located on a quiet crescent within the ever popular Moulton village, and enjoying a corner plot with private rear garden, is this redecorated and reconfigured semi detached bungalow.

## Features & Utilities

- ✓ Semi Detached Bunaglow
- ✓ Refurbished & Improved
- ✓ Refitted Kitchen & Shower Room
- ✓ Two Bedrooms
- ✓ Conservatory
- ✓ Driveway
- ✓ Detached Garage
- ✓ Generous Corner Plot

## Property Overview

Located on a quiet crescent within the ever popular Moulton village, and enjoying a corner plot with private rear garden, is this redecorated and reconfigured semi detached bungalow. The property benefits from a refitted kitchen and shower room, conservatory overlooking the lovely garden and a detached garage. Nestled in the corner of this established no through road the bungalow offers accommodation comprising lounge to the front elevation, lovely sized kitchen with plenty of storage units, primary bedroom to the rear and overlooking the garden, second bedroom or hobby room which leads through to the UPVC conservatory addition. A beautifully appointed shower room completes the accommodation. Externally the frontage is laid to lawn with a driveway proving off road parking for two vehicles and leading to the detached garage. The rear garden has a lawn, patio and a varied, large combination of trees, shrubs and flower beds. EPC Rating: C. Council Tax Band: C

### **KITCHEN 3.81m x 2.54m (12'6 x 8'4)**

Double glazed entrance door. Double glazed windows to front and side elevations. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Integrated oven, hob and extractor. Integrated dishwasher. Space for washing machine. Space for fridge/freezer.

### **INNER HALL**

Access to loft space.

### **LOUNGE 4.67m x 3.00m (15'4 x 9'10)**

Double glazed window to front elevation. Radiator.

### **BEDROOM ONE 3.76m x 2.84m (12'4 x 9'4)**

Double glazed window to rear elevation. Radiator.

### **BEDROOM TWO 2.72m x 2.57m (8'11 x 8'5)**

Double glazed French doors to rear elevation. Radiator.

### **CONSERVATORY 2.24m x 3.00m (7'4 x 9'10)**

Double glazed windows to side elevations. Double glazed French doors leading to rear garden.

### **SHOWER ROOM 1.93m x 1.63m (6'4 x 5'4)**

Double glazed window to side elevation. Heated towel rail. A three piece suite comprising corner shower cubicle with wall mounted shower over, low level WC and pedestal wash hand basin. Tiling to splash back areas.

### **OUTSIDE**

#### **FRONT GARDEN**

Driveway leading to a single garage and side access to rear garden. Lawned area with shrub borders.

#### **GARAGE**

Up and over door. Power and light connected.

#### **REAR GARDEN**

Large rear garden that is mainly laid to lawn with mature tree and shrubs. Raised gravel area and pathway to rear of garden. Paved seating area to the side. Mainly enclosed by timber panelled fencing.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

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

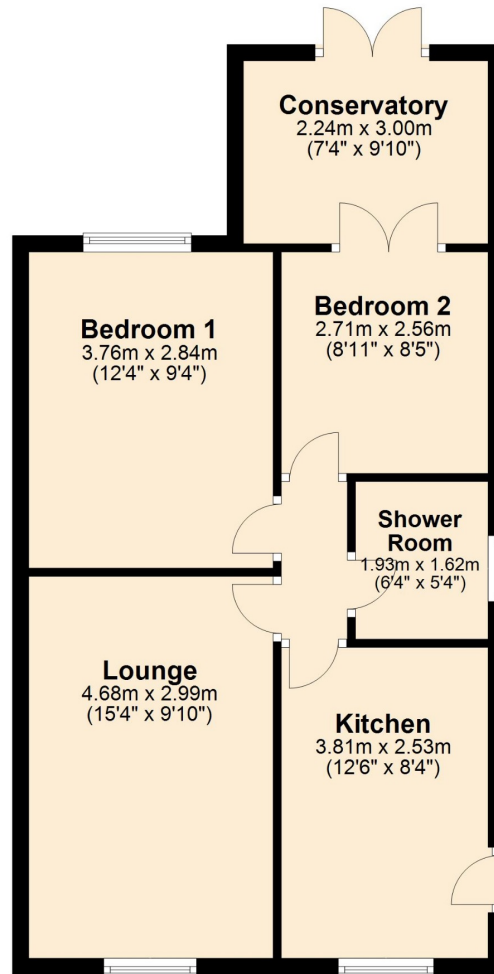
### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Ground Floor

Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 54.9 sq. metres (590.4 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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