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Carr Road, Moulton, NN37AY

£450,000 Detached

4 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

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Property Summary

Jackson Grundy are delighted to offer this immaculately presented four double bedroom property to the market. The property is situated a stones through away from local schools and local amenities.

Features & Utilities

- ✓ Four Double Bedrooms
- ✓ Detached
- ✓ Garage
- ✓ Two Reception Rooms
- ✓ Log Burner
- ✓ Immaculately Presented
- ✓ Kitchen/Dining Room
- ✓ Low Maintenance Rear Garden
- ✓ En-Suite
- ✓ Downstairs WC



Property Overview

Jackson Grundy are delighted to offer this immaculately presented four double bedroom property to the market. The property is situated a stones through away from local schools and local amenities. The property benefits from a large kitchen/dining room, two reception rooms and a downstairs WC. To the first floor there are four double bedrooms, with the principle bedroom benefitting from an en-suite and a family bathroom. The garage is partly converted into an office with underfloor heating. The garden is block paved and laid to artificial lawn. In front of the garage there is parking for two cars off the road. EPC Rating: B. Council Tax Band: F

HALLWAY

Composite entrance door. Central lighting. Radiator. Staircase rising to first floor landing. Access to kitchen, both reception rooms and WC/cloakroom.

KITCHEN/DINING AREA 8.69m x 3.27m (28'6" x 10'8")

uPVC double glazed window to front elevation. uPVC double glazed French doors to rear elevation. Two radiators. A range of wall and base units. Sink with mixer tap. Integrated fridge/freezer. Four burner gas hob and double oven. Central lighting.

RECEPTION ROOM ONE 3.89m x 5.35m (12'9" x 17'6")

uPVC double glazed French doors to rear garden. Radiator. Wood burner. Central lighting. Door to kitchen/dining room.

WC/UTILITY

Radiator. Low level WC. Plumbing for washing machine. Base units. Spotlights.

RECEPTION ROOM TWO 3.07m x 2.64m (10' x 8'7")

uPVC double glazed window to front elevation. Radiator. Central lighting.

FIRST FLOOR LANDING

Radiator. Storage cupboard. Access to loft space.

BEDROOM ONE 3.19m x 4.09m (10'5" x 13'5")

Two uPVC double glazed windows to front elevation. Radiator. Fitted wardrobes. Door to:

EN-SUITE

Heated towel rail. Suite comprising Omni tub bath with shower over, wash hand basin and low level WC.

BEDROOM TWO 4.73m x 3.37m (15'6" x 11')

uPVC double glazed window to front elevation. Radiator. Central light.

BEDROOM THREE 3.94m x 3.33m (12'11" x 10'11")

uPVC double glazed window to rear elevation. Radiator. Central light.

BEDROOM FOUR 3.85m x 2.54m (12'7" x 8'4")

uPVC double glazed window to rear elevation. Radiator. Central light.

BATHROOM 2.77m x 2.01m (9'1" x 6'7")

Obscure double glazed window to rear elevation. Radiator. Suite comprising bath with shower over, low level WC and wash hand basin.

OUTSIDE

FRONT GARDEN

Gravel area. Path to front door. Driveway to side providing off road parking, leading to garage.

GARAGE 4.06m x 3.07m (13'3" x 10')

Up and over door. Door to side elevation. Power connected.

OFFICE 1.81m x 3.07m (5'11" x 10')

uPVC double glazed window to garden. Electric underfloor heating. Light connected.

REAR GARDEN

Patio area. Artificial lawn. Decking. Side access gate. Door to garage. Outside tap. Power socket.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

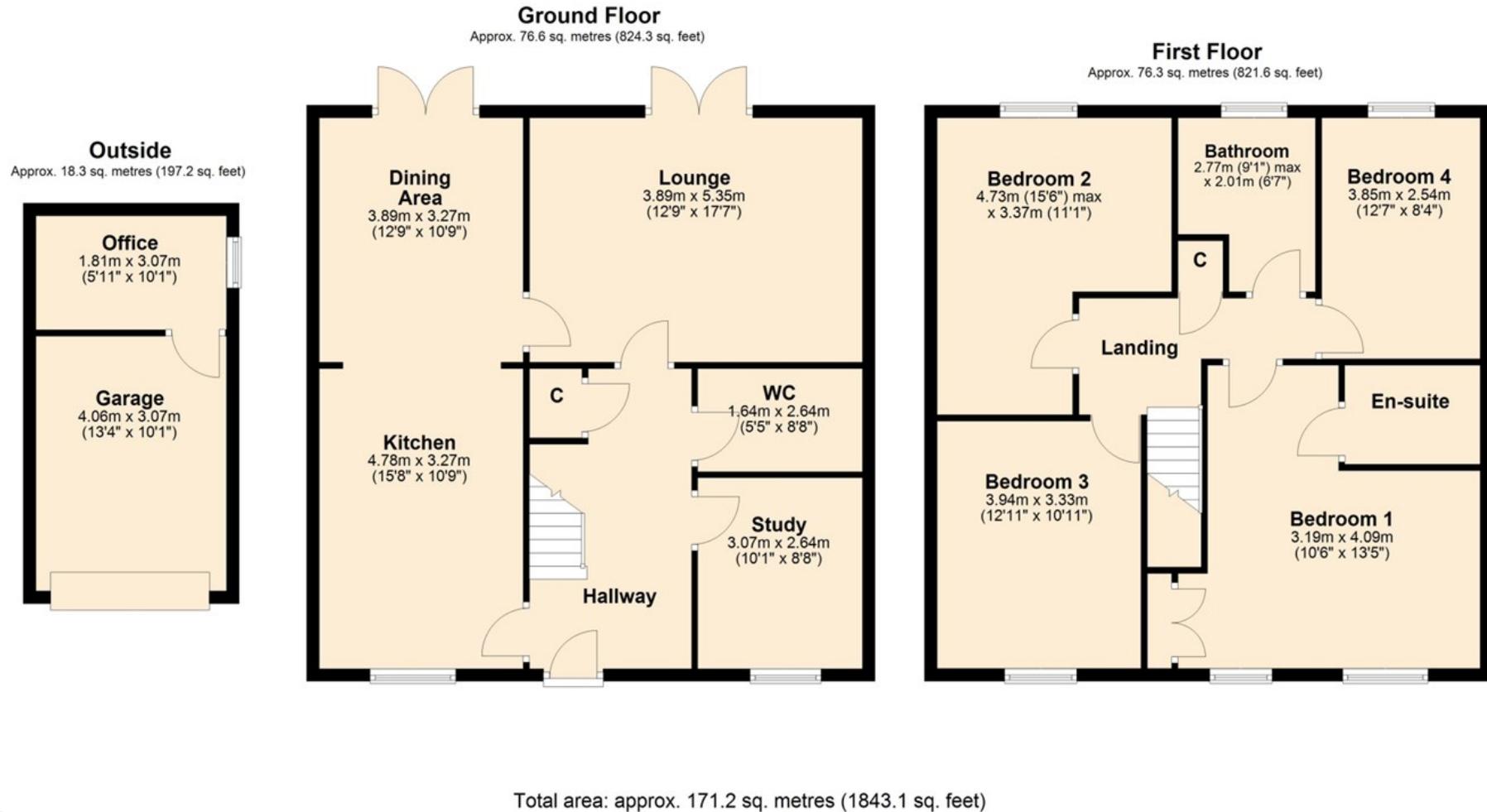
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan





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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