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# Church Street, Moulton, Northamptonshire, NN3 7SP

£599,995 Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - The Village Agency  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900  
Email Us [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)







## Property Summary

Centrally located within Moulton yet on a uniquely elevated private and quiet plot with views onto the Church of Barmore, a deceptive four bedroom detached family home.

## Features & Utilities

- ✓ Quiet Elevated Position
- ✓ Central Village Location
- ✓ Four Bedroom House
- ✓ Ample Living Space
- ✓ Secluded Terrace With Church Views
- ✓ Private Southerly Facing Garden
- ✓ Off Road Parking
- ✓ Garage
- ✓ Primary & Secondary Schooling Within Walking Distance
- ✓ Separate Study

# Property Overview

Centrally located within Moulton yet on a uniquely elevated private and quiet plot with views onto the Church is Barmore, a deceptive four bedroom detached family home.

The ground floor has been extended and offers great space with its separate study, cloakroom, large sitting room with bay window and French doors onto a secluded sun terrace. Double doors lead into the dining room beyond which is the conservatory and modern kitchen / breakfast room. The kitchen is fitted with oak units and has a freestanding range cooker, dishwasher, fitted quartz topped breakfast bar and a door leading to a large utility room. Upstairs has also been extended and has four bedrooms, the principal bedroom has a dressing area at the entrance with fitted wardrobes and a large window which overlooks the front with Church views. There is also an en-suite shower room. Bedroom two is a large dual aspect room with fitted wardrobes, bedroom three is another double also with fitted wardrobes and the fourth bedroom is a generous single. The family bathroom has a four piece suite including a separate shower and freestanding bath.

Outside to the front is a driveway for two cars beyond which is a single garage and steps that lead you to a private lawned garden looking straight onto the Church. To the rear is a southerly facing and landscaped garden with paved patio, lawned areas and open summer house. To the side is a secluded paved patio with stunning Church views.

EPC Rating TBC. Council Tax Band F.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

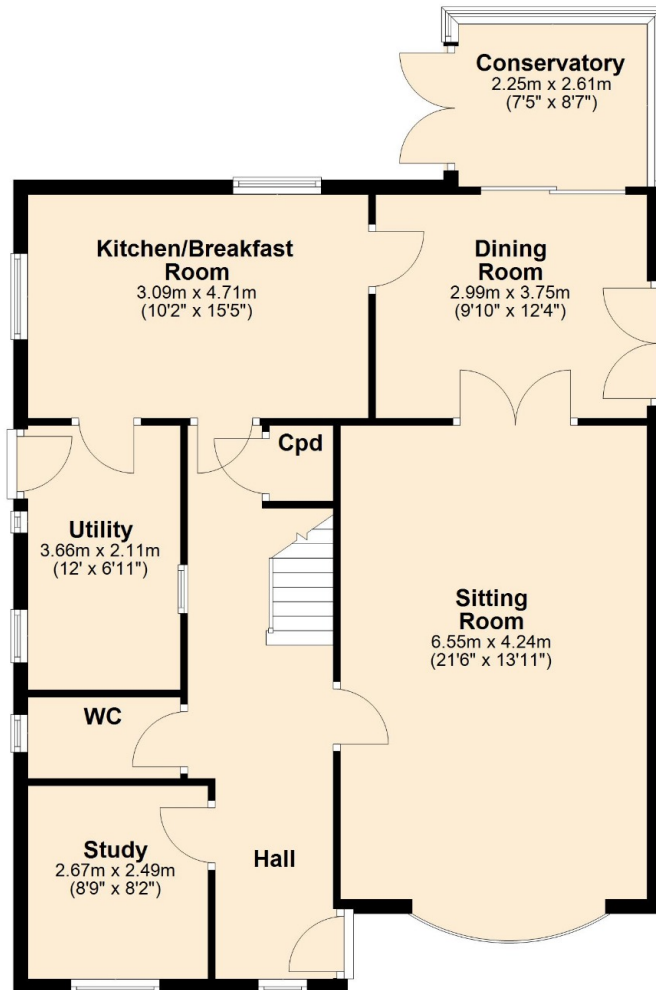
### AGENTS NOTES

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

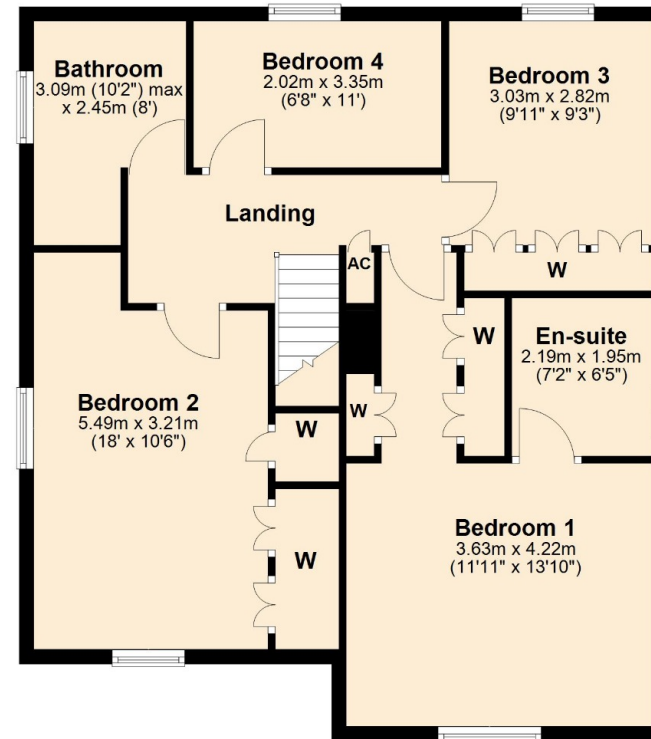
## Ground Floor

Approx. 94.1 sq. metres (1013.4 sq. feet)



## First Floor

Approx. 78.8 sq. metres (848.6 sq. feet)



Total area: approx. 173.0 sq. metres (1862.0 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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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152