



www.jacksongrundy.com

Cottingham Drive, Moulton, NN3 7LG

£265,000 Terraced

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to market this wellpresented 3 bedroom mid terrace home on the popularMoulton Leys Development. Offered for sale with noonward chain, the property has been tastefully decoratedand has recently had the kitchen replaced.

Features & Utilities

- ✓ No Chain
- ✓ Refitted Kitchen
- ✓ Open Plan Living
- ✓ Off Road Parking
- ✓ Excellent For FTB
- ✓ Village Location
- ✓ uPVC Windows & Doors
- ✓ Gas Radiator Heating

Property Overview

Jackson Grundy are delighted to market this well presented 3 bedroom mid terrace home on the popular Moulton Leys Development. Offered for sale with no onward chain, the property has been tastefully decorated and has recently had the kitchen replaced. The accommodation comprises entrance porch, hall, open plan, kitchen/diner/lounge. The first floor has three double bedrooms and a family bathroom. To the front is off road parking and to the rear is a lawned garden, with a decked area for seating. This would make an excellent family home and early viewings are recommended, please call to arrange an internal inspection. EPC Rating: B. Council Tax Band: B

PORCH

uPVC obscure double glazed entrance door. Two uPVC double glazed obscure leaded light windows to front elevation. Meter boxes. Glass panel door to:

HALL

Stairs rising to first floor landing with cupboard below. Doors to:

OPEN PLAN LIVING

LOUNGE AREA 5.07m x 2.49m (16'8" x 8'2")

Lounge/Dining Room: uPVC double glaze window to front elevation.

DINING AREA 4.76m x 8.11m (15'7" x 26'7")

uPVC double glazed sliding door to rear decking. Two radiators. Opening to:

KITCHEN AREA 4.62m x 1.91m (15'2" x 6'3")

uPVC double glazed window to rear elevation. A contemporary range of wall and base units with work surfaces over. Inset sink and drainer with mixer tap. Integrated fridge, freezer, dishwasher, four ring electric hob with electric oven below and extractor over. Space for washing machine.

FIRST FLOOR LANDING

Airing cupboard. Access to loft. Doors to:

BEDROOM ONE 2.55m x 4.58m (8'4" x 15'0")

Two uPVC double glazed windows to front elevation. Radiator. Storage cupboard.

BEDROOM TWO 3.24m x 2.27m (10'8" x 7'5")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.22m x 2.21m (10'7" x 7'3")

uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

BATHROOM

A three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower and stainless steel taps. Extractor.

FRONT GARDEN

Off road parking with shingle borders.

REAR GARDEN

A generous size rear garden, laid to lawn and gravel with a brick built shed. Immediately to the rear is a decked area for entertaining. Enclosed with timber fencing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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 – Parking

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, No easements/servitudes/wayleaves

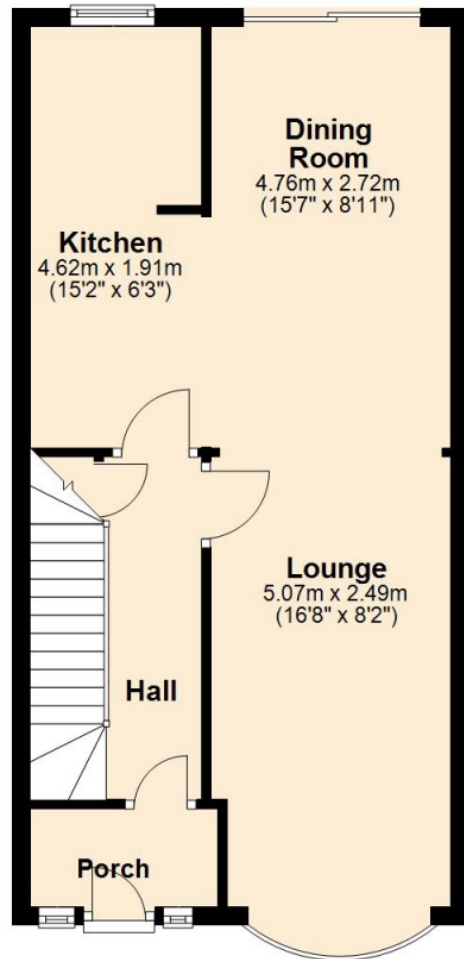
Rights and Easements – Ask Agent

AGENTS NOTES

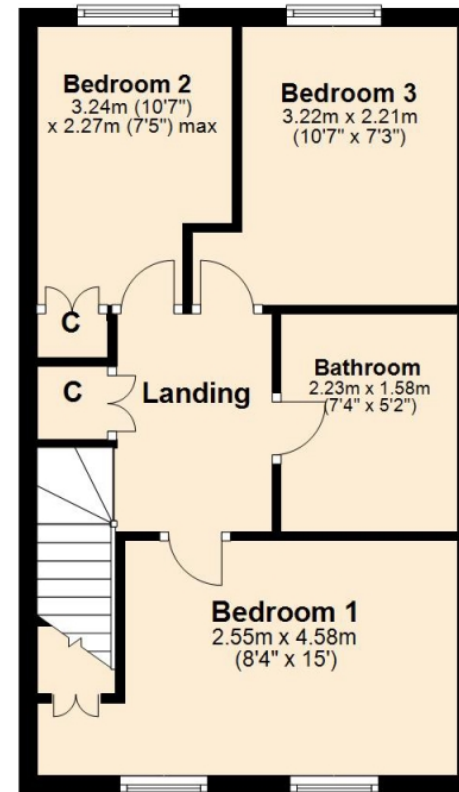
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



First Floor



Total area: approx. 84.0 sq. metres (904.2 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk

