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Horsewell Court, Moulton, NN3 7XB

£315,000 Detached

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**Platinum Trusted
Service Award**

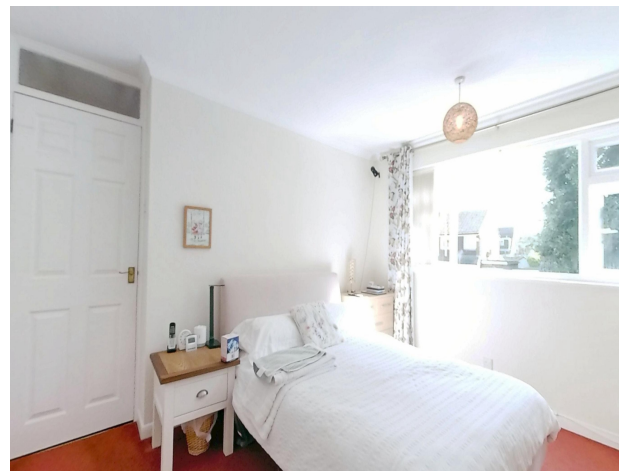
Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold





Property Summary

Jackson Grundy are delighted to market this beautifully presented three bedroom detached family home. The current owners have extended the property to the side. The property is in need of light modernisation.

Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Garage
- ✓ Extended
- ✓ Cul-De-Sac Location
- ✓ Off Road Parking

Property Overview

Jackson Grundy are delighted to market this beautifully presented three bedroom detached family home. The current owners have extended the property to the side. The property is in need of light modernisation. The property benefits from ample off road parking, a garage and a private rear garden, and is located on the popular Moulton Leys development. EPC Rating: TBC. Council Tax Band: C.

HALLWAY

Access via uPVC double glazed door with obscure glass. Radiator. Stairs to first floor landing. Cupboard under stairs housing boiler. Access to lounge and kitchen.

LOUNGE 3.97m x 3.51m (13' x 11'6")

Two uPVC double glazed window to front elevation. Two Radiators. Electric fire and feature fireplace. Extended to the side of the property. Two central lights. Access to dining room.

DINING ROOM 3.36m x 3.20m (11' x 10'6")

Double glazed sliding doors leading to rear garden. Radiator. Central light. Access to kitchen.

KITCHEN 3.36m x 2.18m (11' x 7'2")

uPVC double glazed window to rear elevation. Sliding double glazed door to garden area. Storage cupboard. A range of wall mounted and base units. Stainless steel sink with drainer and mixer tap. Freestanding gas oven. Plumbing for washing machine.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to all bedrooms and bathroom.

BATHROOM 2.29m x 2.79m (7'6" x 9'2")

uPVC obscure glass double glazed window to rear elevation. WC. Bath with Mira electric shower over. Heated towel rail.

BEDROOM TWO 3.33m x 3.10m (10'11" x 10'2")

uPVC double glazed window overlooking rear garden. Radiator.

BEDROOM ONE 3.94m x 3.28m (12'11" x 10'9")

uPVC double glazed window overlooking front garden. Radiator. Access to traditional airing cupboard.

BEDROOM THREE 2.26m x 2.79m (7'5" x 9'2")

uPVC double glazed window to front elevation. Access to bulk head cupboard. Radiator.

OUTSIDE

FRONT GARDEN

Driveway lead to garage and front door of property. Decorative stone area. Hedge to borders and a variety of shrubs.

REAR GARDEN

Patio area. Laid to lawn. Fence surround. Variety of shrubbery in borders.

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 C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Driveway, Single Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

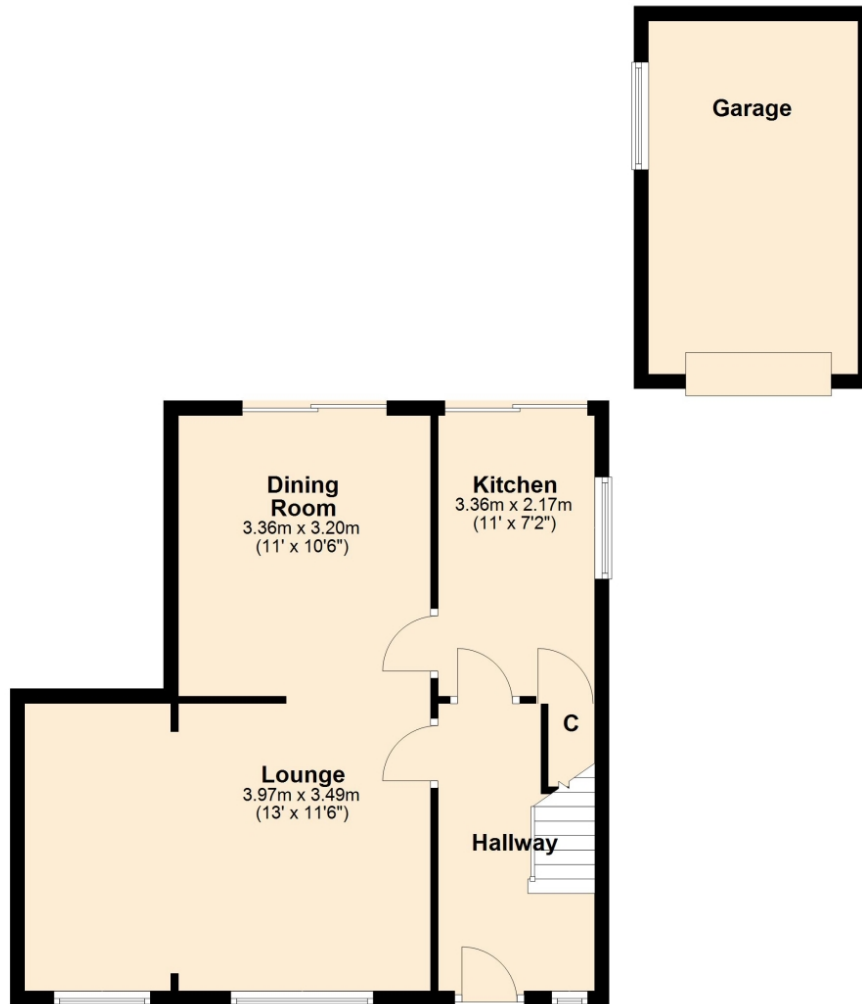
AGENTS NOTES

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

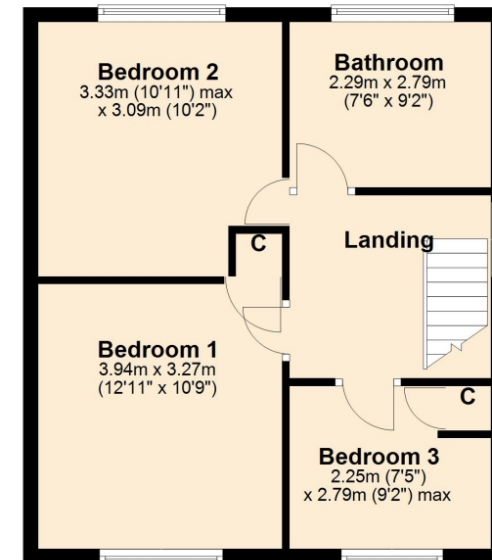
Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 114.8 sq. metres (1235.5 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

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