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Horsewell Court, Moulton, Northampton, NN3 7XB

£318,500 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to market this beautifully presented three bedroom semi detached family home. The current owners have extended and renovated the property to a high standard, to include creating a fully insulated home office space. Located on the popular Moulton Leys development.

Features & Utilities

- ✓ Three Bedroom Semi Detached Home
- ✓ Beautifully Presented
- ✓ Home Office
- ✓ South East Garden
- ✓ Garage
- ✓ Utility Room



Property Overview

Jackson Grundy are delighted to market this beautifully presented three bedroom semi detached family home. The current owners have extended and renovated the property to a high standard, to include creating a fully insulated home office space. Located on the popular Moulton Leys development and within school catchment areas, this property is not to be missed. In brief the accommodation comprises entrance hall, WC, lounge, large kitchen/family room and a separate utility. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Early viewing is advised. EPC Rating: TBC. Council Tax Band: C

HALLWAY

Composite double glazed entrance door with obscure glass panelling. uPVC double glazed obscure window to side elevation. Radiator. Staircase rising to first floor landing. Spotlights. Tiled floor. Understairs cupboard. Doors to:

WC

uPVC double glazed obscure window to front elevation. Two piece suite comprising low level WC and wash hand basin with stainless steel mixer tap over and storage below. Tiling to splash back areas. Storage cupboard housing combination boiler. Tiled floor.

LOUNGE 3.94m x 3.14m (12'11 x 10'3)

uPVC double glazed window to front elevation. Radiator. Spotlights.

KITCHEN/FAMILY ROOM 6.05m x 5.05m (19'10 x 16'7) max

uPVC double glazed window to side elevation. uPVC double glazed French doors to rear patio. Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink and drainer with mixer tap over. Integrated oven and gas hob with extractor hood over. Integrated dishwasher. Complimentary tiling to splash back areas. Kitchen island with storage under and space for stalls. Radiator. Door to:

UTILITY 2.32m x 2.00m (7'7 x 6'7)

uPVC double glazed window to rear elevation. uPVC double glazed door with obscure glass panelling to side elevation. Fitted with a range of wall and base units with work surfaces over. Space for fridge/freezer, washing machine and tumble dryer.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space (vendor advises it is fully boarded). Doors to:

BEDROOM ONE 3.31m x 4.14m (10'10 x 13'7)

uPVC double glazed window to front elevation. Radiator. Spotlights.

BEDROOM TWO 3.13m x 3.06m (10'3 x 10'1)

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

BEDROOM THREE 3.01m x 1.96m (9'10 x 6'5)

uPVC double glazed window to front elevation. Radiator. Spotlights. Storage cupboard.

BATHROOM 1.85m x 1.84m (6'1 x 6'1)

Two uPVC obscure double glazed windows to rear elevation. Chrome heated towel rail. Suite comprising concealed cistern WC, wash hand basin built into vanity unit with stainless steel mixer tap and P-shaped bath with stainless steel mixer tap and stainless steel rainfall shower over. Tiling to splash back areas. Tiled floor. Spotlights.

OUTSIDE

FRONT GARDEN

Paved driveway offering off road parking for two vehicles. Gravelled area providing parking for one vehicle. Access to rear garden and garage with timber gate.

REAR GARDEN

This low maintenance south easterly facing garden provides the perfect space for entertaining. The garden is laid to artificial lawn and paved patio with borders and raised beds. Enclosed by timber fencing with gated access to the front and a courtesy door to the home office.

OFFICE

Entered via wooden door. Light and power. Radiator. uPVC double glazed window to side elevation. Built in desk space.

GARAGE

Light and power. Up and over door.

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 – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

AGENTS NOTES

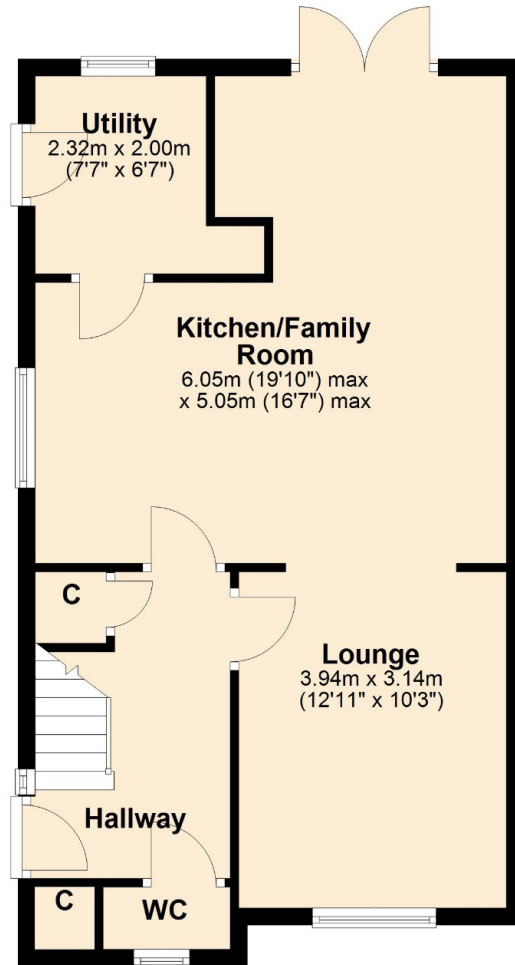
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any

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

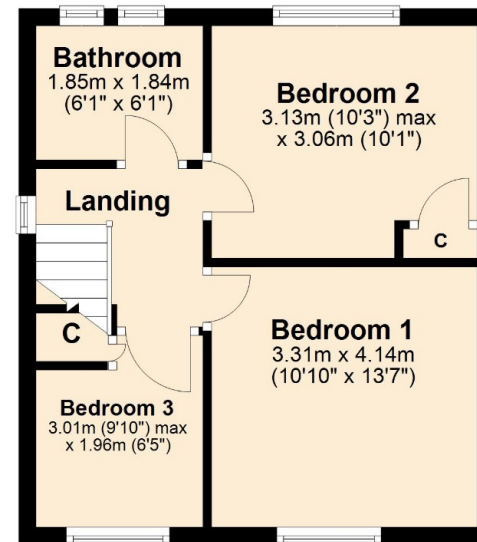
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 23.0 sq. metres (248.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.4 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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