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Lunchfield Court, Moulton, NN3 7AJ

£400,000 - Guide Price Detached

3 2 2



**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 pleased to present this rarely available and beautifully presented three bedroom detached home, nestled in a quiet cul-de-sac in a sought after village location.

Features & Utilities

- ✓ Extended To Rear
- ✓ Refitted Kitchen
- ✓ Refitted Bathroom
- ✓ Refitted En-Suite
- ✓ Landscaped Garden
- ✓ Located Close To Village Centre
- ✓ Positioned In A Quiet Cul-De-Sac
- ✓ Excellently Presented



Property Overview

Jackson Grundy are pleased to present this rarely available and beautifully presented three bedroom detached home, nestled in a quiet cul-de-sac in a sought after village location. This impressive property has been thoughtfully extended and tastefully modernised by the current owners, offering a perfect blend of contemporary style and comfortable family living. A standout feature is the stunning rear extension, which creates a spacious open plan kitchen/dining/family room with a vaulted ceiling – ideal for both everyday living and entertaining. The kitchen has been upgraded with classic Shaker style units, complemented by elegant quartz work surfaces. Both the bathrooms and en-suite have been stylishly refitted to a high standard, and the rear garden has been professionally landscaped to provide a beautiful outdoor retreat. The accommodation comprises entrance hall, downstairs WC, generous lounge, open plan kitchen/dining/family room with vaulted ceiling, three bedrooms, including a principal bedroom with en-suite shower room, family bathroom. Ideally located, the property is just a short walk from the heart of the village and its range of local amenities. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer. Please contact Jackson Grundy today to arrange your internal inspection. EPC Rating: TBC. Council Tax Band: D

ENTRANCE HALL

uPVC double glazed entrance door with frosted glass to front. uPVC double glazed frosted window to side elevation. Staircase rising to first floor landing. Radiator. Storage under stairs.

WC

Low level WC and roll top work surfaces with inset sink and cupboard below. Central heated towel rail. Extractor. Spotlights.

LOUNGE 4.42m x 3.61m (14'6" x 11'10")

uPVC double glazed window to front elevation. Stone fireplace with marble hearth and gas point. Built in cupboard with roll top work surface shelving above. Dado rail. Coving. Wall mounted lights. Double doors with inset glass panels to:

KITCHEN/DINING ROOM 3.36m x 5.48m (11'0" x 17'12")

uPVC double glazed window to rear elevation. Radiator. Shaker style wall and base units with Quartz work surfaces over. Butler sink with mixer tap. Built in fridge/freezer, dishwasher, washing machine, gas Range cooker and extractor. Coving. Spotlights.

FAMILY ROOM 3.91m x 2.74m (12'10" x 8'12")

Brick built with vaulted ceiling. Velux windows. uPVC double glazed window to rear elevation. uPVC double glazed French doors to side elevation.

FIRST FLOOR LANDING

Double glazed window to side elevation. Built in double cupboard. Access to loft space. Doors to:

BEDROOM ONE 3.78m x 3.61m (12'5" x 11'10")

uPVC double glazed window to front elevation. Radiator. Two built in wardrobes. Door to en-suite.

EN-SUITE

Frosted uPVC double glazed window to side elevation. Radiator. Suite comprising low level WC, wash hand basin with cupboard under and shower with glass screen. Tiled floor to ceiling. Spotlights. Extractor. Motion activated mirror.

BEDROOM TWO 3.30m x 2.49m (10'10" x 8'2")

Double glazed window to rear elevation. Radiator. Fitted mirror fronted wardrobe. Coving.

BEDROOM THREE 2.49m x 2.24m (8'2" x 7'4")

Double glazed window to rear elevation. Radiator.

FAMILY BATHROOM

Frosted uPVC double glazed window to side elevation. Radiator. Suite comprising panelled bath with glass screen, mixer tap and shower, low level WC and wash hand basin. Feature shelving with spotlight. Cupboard. Tiled floor to ceiling. Spotlight. Extractor fan. Motion activated mirror.

OUTSIDE

FRONT GARDEN

Block paved driveway leading to single garage. Shingled area with path to front door.

GARAGE

Up and over door. Light and power connected. Worcester combination boiler. Pitched roof.

REAR GARDEN

Porcelain slab patio with path to rear. Patio area with pergola over. Shingled area with shower beds and privacy trees. Water tap. Gated side access. Wall lights. Door to garage.

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 D

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 – Off-street

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

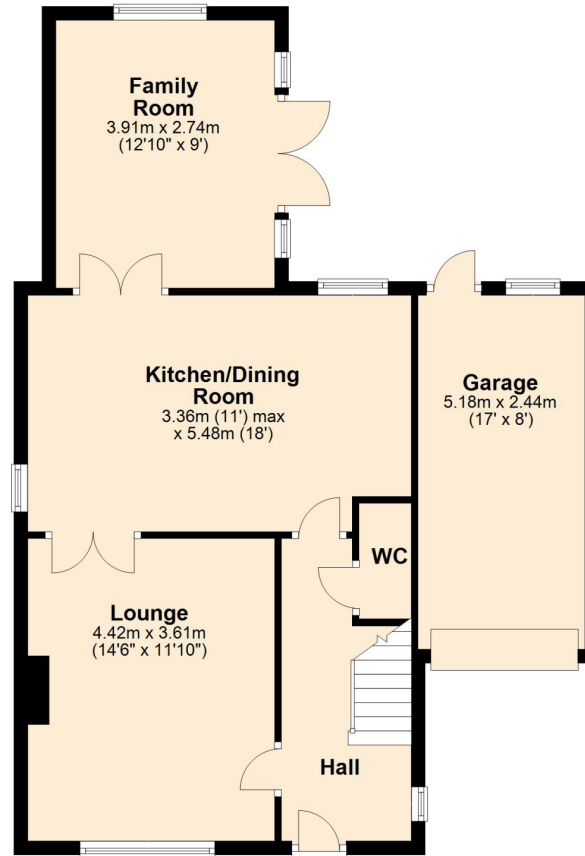
AGENTS NOTES

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

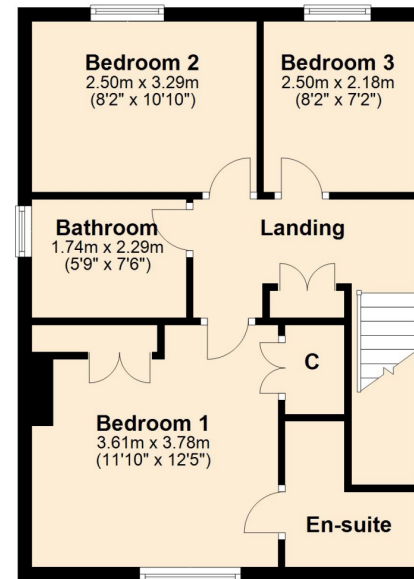
Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 109.1 sq. metres (1174.9 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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