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# Northampton Lane North, Moulton, Northampton, NN3 7RF

£250,000 Semi-Detached



**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  
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## Property Summary

Jackson Grundy are delighted to bring to the market this well loved three bedroom family home, situated in the desirable village of Moulton.

## Features & Utilities

- ✓ No Chain
- ✓ Full Of Potential
- ✓ Large Garden With Rear Access
- ✓ Off Road Parking
- ✓ Early Viewings Recommended
- ✓ Village Location



# Property Overview

Jackson Grundy are delighted to bring to the market this well loved three bedroom family home, situated in the desirable village of Moulton. The property is full of potential and comprises entrance hall, lounge/dining room and kitchen. The first floor has three bedrooms and a family bathroom. The rear has a large garden with rear access. The front has off road parking. Early viewings are highly recommended. Please call to arrange and internal inspection. EPC Rating: E. Council Tax Band: C

## ENTRANCE HALL

Frosted uPVC double glazed entrance door. Staircase rising to first floor landing. Storage cupboard. Radiator.

## KITCHEN 2.49m x 1.80m (8'2 x 5'11)

uPVC double glazed window to rear elevation. uPVC double glazed frosted door to side elevation. Wall and base units. Stainless steel sink and drainer. Space for white goods. Tiling to splash back areas.

## DINING ROOM 3.45m x 3.12m (11'4 x 10'3)

uPVC double glazed sliding doors to rear elevation. Back boiler.

## LOUNGE 3.43m x 3.12m (11'3 x 10'3)

uPVC double glazed window to front elevation. Radiator. Double doors to dining room.

## FIRST FLOOR LANDING

uPVC frosted double glazed window to side elevation. Access to loft space.

## BEDROOM ONE 3.51m x 3.28m (11'6 x 10'9)

uPVC double glazed window to front elevation. Radiator. Fitted cupboards.

## BEDROOM TWO 3.45m x 2.84m (11'4 x 9'4)

uPVC double glazed window to rear elevation. Radiator. Fitted cupboards.

### **BEDROOM THREE 2.62m x 2.11m (8'7 x 6'11)**

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes.

### **BATHROOM**

Frosted uPVC double glazed window to front elevation. Suite comprising low level WC, wash hand basin and panelled bath with mixer tap. Tiled walls. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway. Lawn with flower bed borders. Gated side access.

#### **REAR GARDEN**

Path to rear with gate to allotment. Patio area. Summerhouse. Gated rear access. Shrub and flower bed borders. Storage under house. Gate to front.

### **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

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

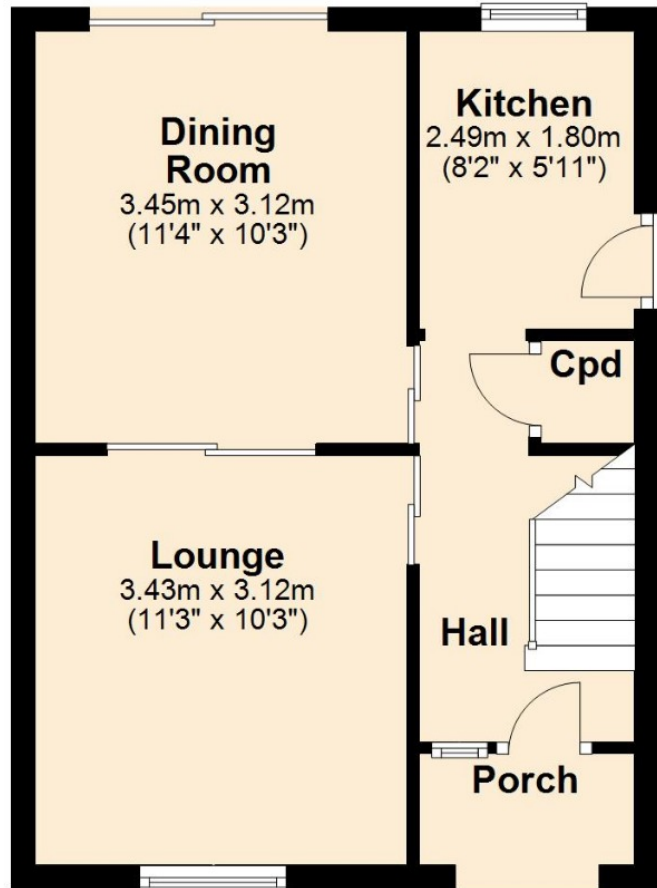
At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

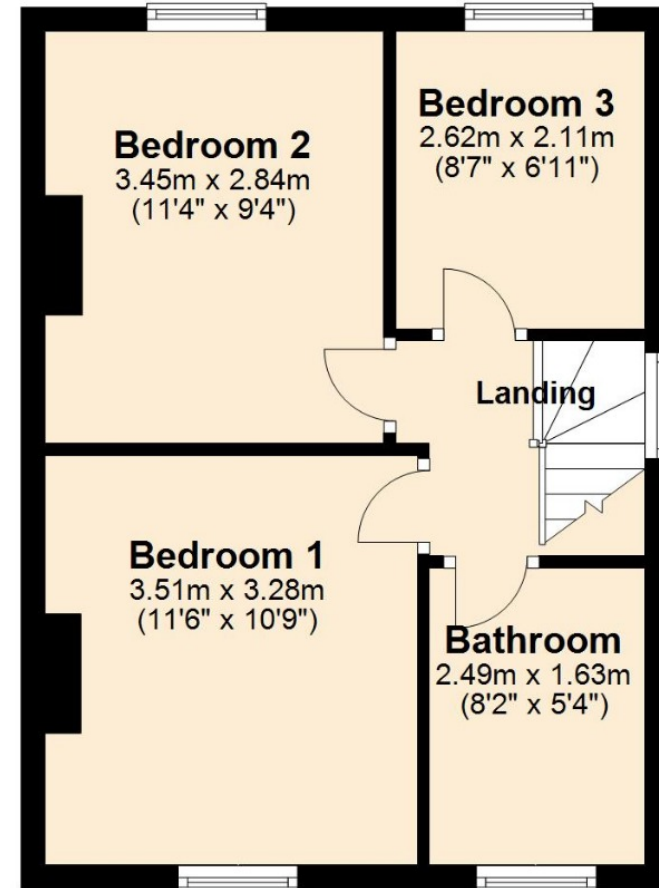
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



## First Floor



Total area: approx. 69.8 sq. metres (751.5 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](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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