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# Oundle Drive, Moulton, NN3 7DD

£270,000 Bungalow

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy is delighted to be the chosen agent to bring to the market this well presented three bedroom detached bungalow, ideally located in a quiet cul-de-sac in the desirable village of Moulton.

## Features & Utilities

- ✓ Detached
- ✓ Extended To Side
- ✓ Positioned In A Quiet Cul-De-Sac
- ✓ No Chain
- ✓ Refitted Bathroom
- ✓ uPVC Windows & Doors
- ✓ Gas Radiator Heating
- ✓ Full Of Potential

# Property Overview

Jackson Grundy is delighted to be the chosen agent to bring to the market this well presented three bedroom detached bungalow, ideally located in a quiet cul-de-sac in the desirable village of Moulton. Offered with no onward chain. The property offers spacious and well maintained accommodation comprising entrance hall, lounge, inner hallway, kitchen, bathroom and three bedrooms. Externally there is an enclosed rear garden and off road parking. This is a fantastic opportunity to purchase a home in a sought after village location. Early viewing is highly recommended. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE

Enter via opaque uPVC double glazed door to front elevation. Storage cupboard. Alarm panel. Door to lounge.

## LOUNGE 4.56m x 3.04m (14'12" x 9'12")

uPVC double glazed window to front elevation. Gas fire, marble effect hearth and wooden surround. Dado rails. Coving.

## DINING ROOM/BEDROOM THREE 2.44m x 2.39m (8'0" x 7'10")

uPVC double glazed window to front elevation. uPVC double glazed sliding door to rear garden. Radiator. Coving.

## KITCHEN 2.44m x 2.44m (8'0" x 8'0")

uPVC double glazed window to side elevation. uPVC double glazed door to side elevation. Base and wall mounted units with roll top work surface over. Stainless steel bowl and drainer with mixer tap. Tiled floor and splashbacks. Integral fridge freezer. Space for white goods. Freestanding gas oven.

## BATHROOM 1.83m x 1.53m (6'0" x 5'0")

Opaque uPVC window to side elevation. Low level WC. Wash hand basin with cupboards under. Panel bath, mixer tap with electric shower over and glass screen. Heated towel rail. Shaver point.

## BEDROOM ONE 3.65m x 2.75m (11'12" x 9'0")

uPVC double glazed window to rear elevation. Radiator. Built in cupboard. Fitted mirror wardrobe.

## **BEDROOM TWO 2.45m x 2.75m (8'0" x 9'0")**

uPVC double glazed window to rear elevation. Radiator. Built in cupboard. Fitted mirror wardrobe.

## **INNER HALLWAY**

Doors to adjoining rooms. Dado rail. Loft hatch.

## **OUTSIDE**

### **FRONT GARDEN**

Drive leading to carport. Lawn flower bed borders. Water tap.

### **REAR GARDEN**

Path leading to patio area. Low retaining wall. Laid to lawn. Wood panel fencing. Shed.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type – Bungalow

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 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

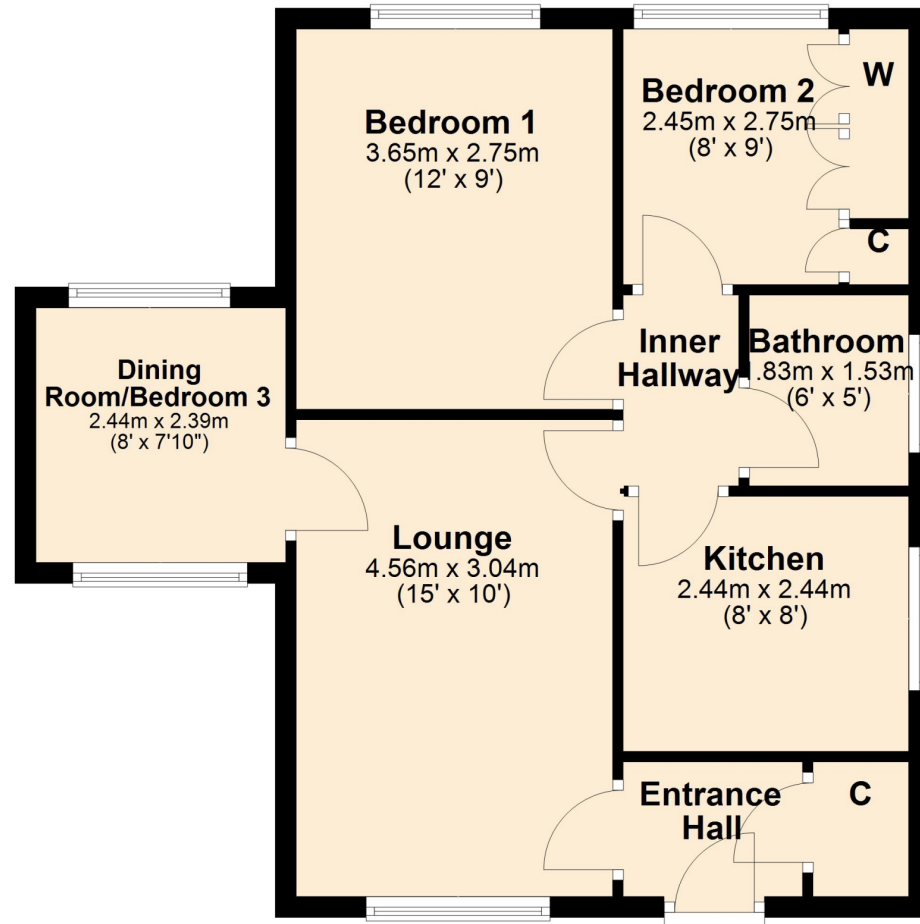
### **AGENTS NOTES**

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. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 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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