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# Overstone Road, Moulton, Northampton, NN3 7UL

£475,000 Detached

4 2 1



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton  
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## Property Summary

Jackson Grundy are delighted to be the chosen agent to bring to the market this excellently presented and recently extended detached four bedroom property that has been fully renovated by the current owners and is positioned a short walk from the centre.

## Features & Utilities

- ✓ Extended
- ✓ Village Location
- ✓ Refurbished by Current Owner
- ✓ Wraparound Garden
- ✓ Refitted Windows and Doors
- ✓ Off Road Parking for At Least Four Vehicles
- ✓ Open Plan Lounge
- ✓ Kitchen/Diner
- ✓ Downstairs WC

# Property Overview

Jackson Grundy are delighted to be the chosen agent to bring to the market this excellently presented and recently extended detached four bedroom property that has been fully renovated by the current owners and is positioned a short walk from the centre of Moulton Village. The property comprises entrance porch, inner hall, WC, open plan kitchen/lounge area, bedrooms two, three and four, bedroom four benefits from an en-suite shower room. The first floor has bedroom one and a family bathroom. Externally the property has a well maintained landscaped wrap around garden and off road parking for at least four vehicles leading to a detached brick built garage. The property would make a great family home and is truly a must see. Please call and arrange an internal inspection. EPC Rating: C. Council Tax Band: C.

## ENTRANCE

Enter via composite door. Double glazed windows either side. Timber framed door to hall. Storage cupboard.

## WC

Low level WC and basin with mixer tap with cupboard underneath. Tiled floor. Extractor fan.

## HALLWAY

Radiator. Doors to rooms. Stairs to first floor with understairs storage.

## KITCHEN/DINER 3.66m max x 4.57m (12' x 15')

uPVC double glazed windows to side and front elevations. uPVC double glazed door to rear elevation. uPVC double glazed panels to side of door. Base and wall mounted units. Wooden roll top work surfaces. Half butler style sink and drainer with mixer tap. Four ring induction hob with extractor over. Double electric oven. Integrated fridge freezer, washing machine and dishwasher. Tiled floor. Spotlights.

## LOUNGE 6.56m x 4.01m (21'6 x 13'2)

uPVC double glazed windows to side elevation. Bi-fold doors to rear. Two radiators.

## BEDROOM THREE 2.82m x 2.36m (9'3 x 7'9)

uPVC double glazed window to rear. Radiator. Mirror fronted built in cupboards. Door tp:

## EN-SUITE

Timber framed window to rear elevation. Low level WC. Pedestal sink. Corner shower with glass screen. Heated towel rail. Tiled floor to ceiling. Spotlights. Extractor.

## BEDROOM TWO 3.73m max 3.19m (12'3 x 10'5)

uPVC double glazed window to side elevation. Radiator. Coving.

## BEDROOM FOUR 3.44m x 2.39m (11'3 x 7'10)

Dual aspect uPVC double glazed windows.

## FIRST FLOOR LANDING

uPVC double glazed to front elevation. Mirror fronted built in wardrobes.

## BEDROOM ONE 3.48m x 3.68m (11'5 x 12'1)

uPVC double glazed window to rear elevation. Mirror fronted built in wardrobe. Radiator.

## BATHROOM 1.89m x 2.06m (6'3 x 6'9)

Corner shower. Low level WC. Pedestal wash hand basin. Tiled floor to ceiling.

## OUTSIDE

### FRONT

Low wall with picket fencing and privet hedge. Laid to lawn. Shrub and flower borders.

## GARAGE 6.82m maximum x 2.71m (22'5 x 8'11)

Electric roller door. Brick built garage.

### REAR

Block paved patio area. Laid to lawn. Picket fence with privet hedge. Gravel areas.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

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 – Ask Agent

Right of Way – Ask Agent

Restrictions – No

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

## DRAFT DETAILS

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

## AGENTS NOTES

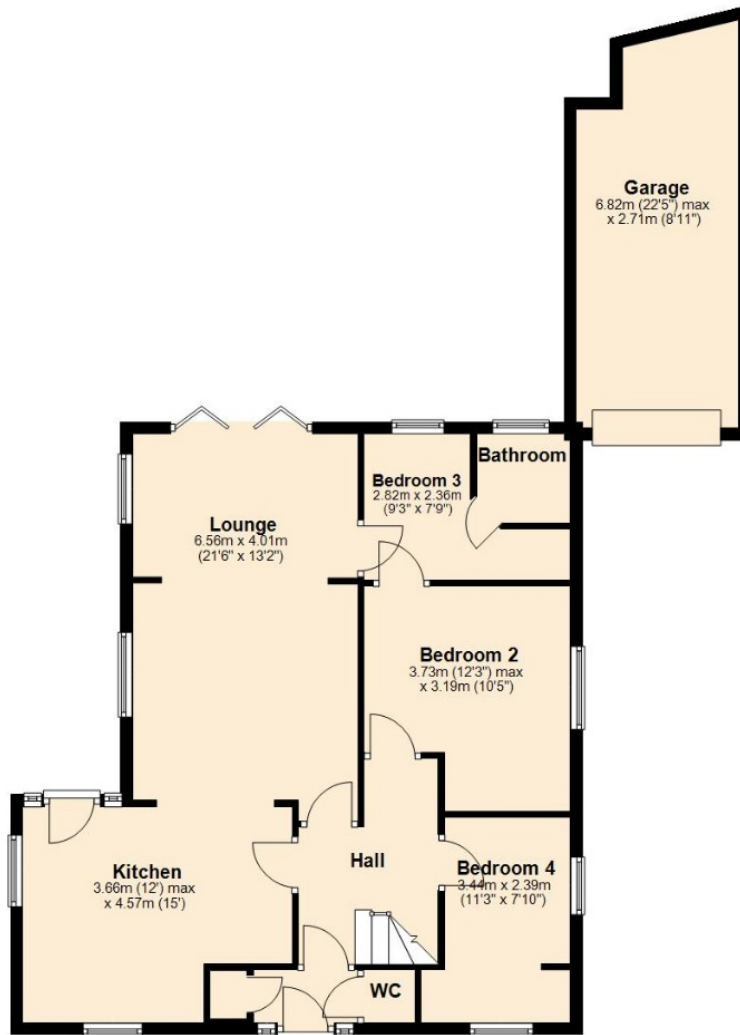
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

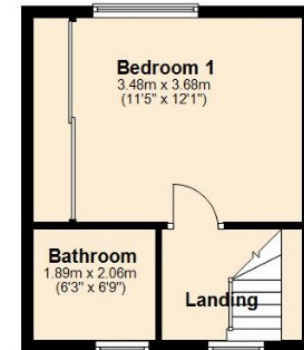
## Ground Floor

Approx. 98.0 sq. metres (1054.4 sq. feet)



## First Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



Total area: approx. 123.0 sq. metres (1324.2 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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