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Sanders Drive, Moulton, NN3 7BY

£435,000 Detached

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Department: Sales

Tenure: Freehold



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Property Summary

This stylish and practical home offers well-proportioned rooms, a landscaped garden, and excellent local amenities nearby.

Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Lounge/Dining Room
- ✓ Low Maintenance Garden
- ✓ Garden Kitchen
- ✓ Immaculately Presented
- ✓ Garage
- ✓ Parking
- ✓ Quiet Location
- ✓ Detached

Property Overview

This stylish and practical home offers well-proportioned rooms, a landscaped garden, and excellent local amenities nearby. A bright entrance hall with guest WC leads to a dual-aspect living and dining room, where French doors open onto the rear garden. The modern kitchen and breakfast room, complete with central island and adjoining utility, forms the heart of the home. Upstairs, the master bedroom benefits from a sleek en-suite shower room, while two further bedrooms share a contemporary family bathroom. Outside, a private driveway provides off-road parking and access to a single garage. The rear garden has been tastefully landscaped to create a low-maintenance outdoor space with a paved patio ideal for relaxing or entertaining. Situated in the sought-after village of Moulton, the property enjoys a peaceful setting with shops, schools, pubs, and countryside walks all within easy reach. EPC Rating: B. Council Tax Band: E

ENTRANCE HALL

Composite entrance door with small obscure uPVC double glazed window. Staircase rising to first floor landing. Radiator. Doors to:

WC

Radiator. Suite comprising WC and sink. Extractor fan.

KITCHEN/DINING ROOM 5.80m x 3.41m (19' x 11'2")

uPVC double glazed windows to front and rear elevations. Wall and base units. Central island. Sink and drainer. Integrated fridge, freezer, dishwasher, electric oven and induction hob. Doors to garden and utility room.

UTILITY ROOM 1.73m x 2.21m (5'8" x 7'3")

uPVC double glazed window to rear elevation. Radiator. Stainless steel sink. Base units. Cupboard housing boiler. Plumbing for washing machine.

LOUNGE AREA 5.80m x 3.40m (19' x 11'1")

uPVC double glazed windows to front and side elevations. Radiator.

DINING AREA 3.48m x 3.10m (11'5" x 10'2")

uPVC French doors to rear garden. Radiator. Vaulted ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Cupboard. Doors to:

BEDROOM ONE 4.33m x 3.48m (14'2" x 11'5")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Access to:

EN-SUITE

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising shower, sink and WC.

BEDROOM TWO 2.86m x 3.70m (9'4" x 12'1")

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

BEDROOM THREE 2.84m x 2.89m (9'3" x 9'5")

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Obscure uPVC double glazed window to front elevation. heated towel rail. Suite comprising sink, WC and bath with shower over.

OUTSIDE

FRONT GARDEN

Landscaped. Off road parking for two cars.

GARAGE

Power and light connected. Boarded above.

REAR GARDEN

Outdoor tap and light. Block paved and artificial lawn. Covered decked area. Outdoor kitchen.

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 E

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central 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

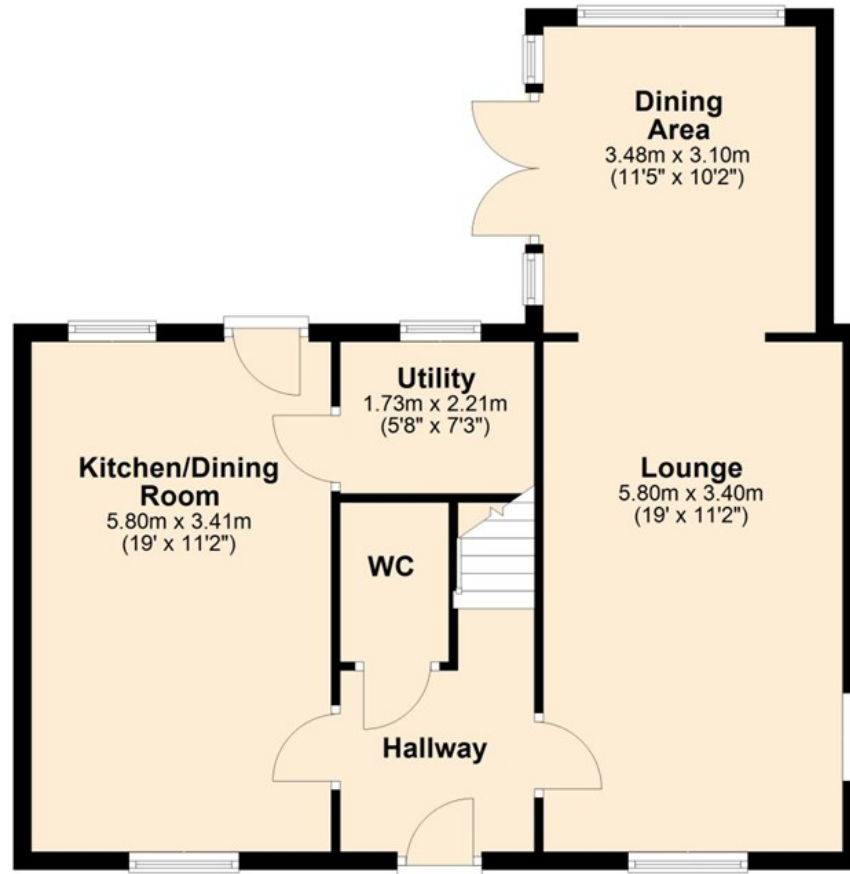
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or

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

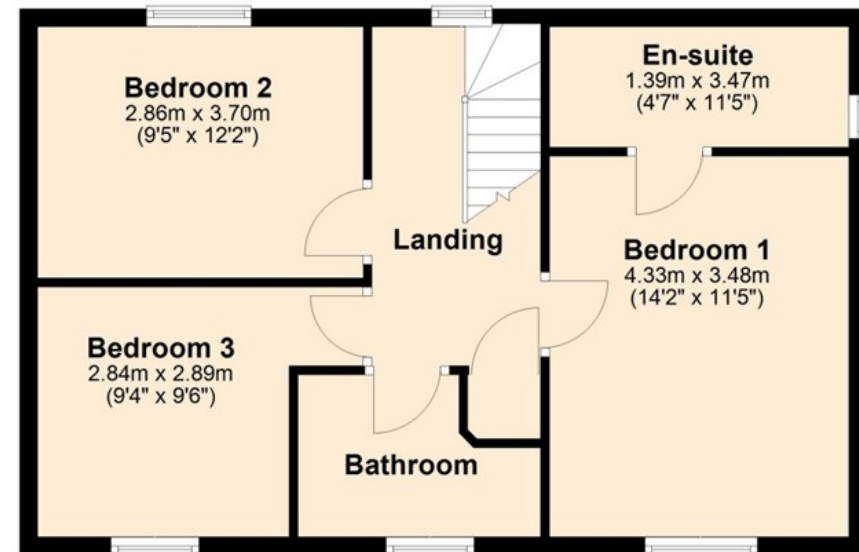
Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



Total area: approx. 118.5 sq. metres (1275.5 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.

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