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# Sandy Hill Lane, Moulton, Northampton, NN3 7AW

£350,000 Semi-Detached

3 2 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton  
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## Property Summary

Jackson Grundy are delighted to bring to the market an excellently presented, modern three storey semi detached property, situated in the desirable village of Moulton

## Features & Utilities

- ✓ Recently Built
- ✓ Excellently Presented
- ✓ Rear Bay To Lounge
- ✓ Landscaped Garden
- ✓ Downstairs WC
- ✓ En-Suite To Bedroom One
- ✓ Parking For Three Cars & Garage
- ✓ Open Plan Living Area
- ✓ Village Location

## Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented, modern three storey semi detached property, situated in the desirable village of Moulton. The accommodation comprises entrance hall, WC, open plan kitchen/lounge/diner with rear bay leading to a recently landscaped garden. The first floor has two bedrooms and a family bathroom and the second floor has a large double bedroom with walk in dressing room and en-suite shower room. The front has off road parking for three cars, leading to a detached garage. The property would make an excellent family home, please call today to arrange an internal inspection. EPC Rating: B. Council Tax Band: C

### HALL

Composite entrance door. Staircase rising to first floor landing. Doors to:

### WC

uPVC double glazed window to front elevation. Low level WC and wash hand basin. Tiling to splash back areas.

### LOUNGE/DINING AREA 5.24m x 4.89m (17'2 x 16'1)

uPVC double glazed bay window to rear with French doors leading to garden. Radiator. Built in cupboard.

### KITCHEN AREA 3.19m x 2.59m (10'6 x 8'6)

uPVC double glazed window to front elevation. Wall and base units with square edge work surfaces. Stainless steel sink and drainer. Electric oven, four ring electric hob and extractor over. Space for white goods. Thermostat control.

### FIRST FLOOR LANDING

Staircase rising to second floor landing. Radiator. Airing cupboard with tank.

### BEDROOM TWO 4.24m x 4.89m (13'11 x 16'1) Max

Two uPVC double glazed windows to front elevation. Radiator.

### BEDROOM THREE 3.07m x 2.60m (10'1 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

## **BATHROOM**

Frosted uPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising low level WC, wash hand basin and bath with shower over and glass screen. Spotlights. Extractor. Shaver point.

## **SECOND FLOOR**

### **BEDROOM ONE 3.45m x 4.89m (11'4 x 16'1)**

uPVC double glazed window to front elevation. Two radiators. Access to loft space. Sliding mirror fronted wardrobes.

## **EN-SUITE**

Double glazed Velux window to rear elevation. Central heated towel rail. Low level WC, double shower with glass screen and wash hand basin.

## **OUTSIDE**

### **FRONT GARDEN**

Path to front door. Driveway leading to garage.

### **GARAGE**

Up and over door.

### **REAR GARDEN**

Patio area. Artificial lawn. Grey slate shrub borders. Gated side access.

## **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

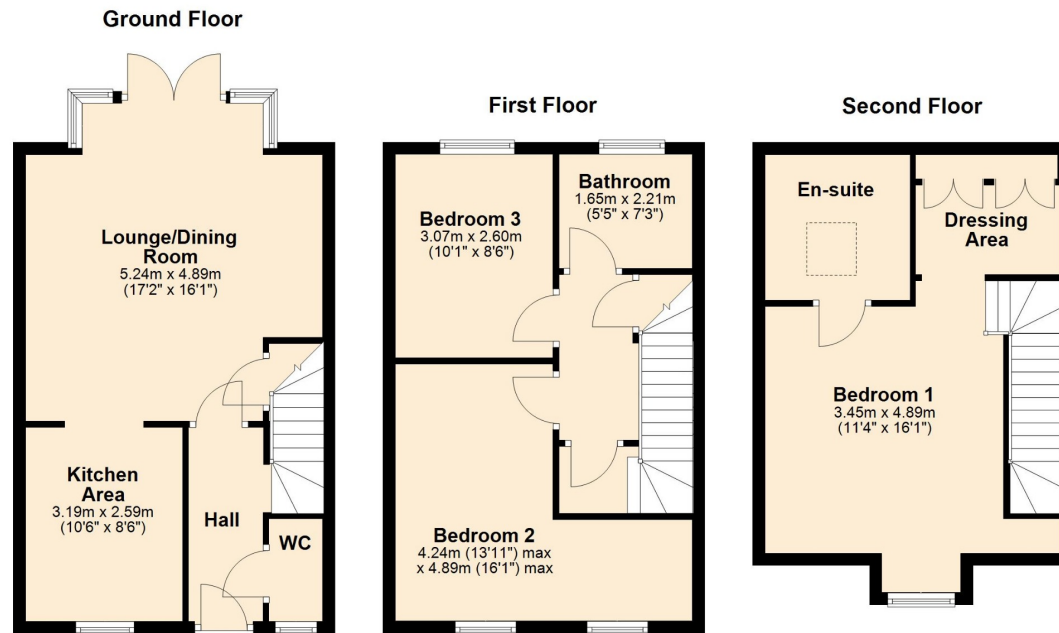
### **DRAFT DETAILS**

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





# 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)

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