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Underbank Lane, Moulton, Northampton, NN3 7HH

£399,995 Detached



**Platinum Trusted
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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 present to the market this immaculately presented and extended four bedroom family home on the popular Moulton Leys .

Features & Utilities

- ✓ Detached Family Home
- ✓ Immaculately Presented
- ✓ Extended to the Rear
- ✓ Beautiful South Facing Garden
- ✓ Large Tandem Length Garage
- ✓ Driveway for Several Vehicles

Property Overview

Jackson Grundy are delighted to present to the market this immaculately presented and extended four bedroom family home on the popular Moulton Leys which has been occupied by the current owner in excess of 37 years. In brief the accommodation comprises entrance hall, WC, lounge with bay window and a large open kitchen dining space that is flooded with natural light. The tandem length garage has been partitioned to create a utility space. To the first floor there are four bedrooms and a family bathroom. Outside boasts a stunning south facing rear garden with a good degree of privacy and attracts some local wildlife. A printed concrete driveway to the front provides off road parking for several vehicles and leads to the garage. EPC Rating: TBC. Council Tax Band: D

ENTRANCE HALL

Entrance via uPVC double glazed composite door. Two radiators. Doors leading to:

WC

Low level WC with concealed cistern. Radiator. Wall mounted wash hand basin.

LOUNGE 4.15m max into bay x 4.34m (13'7 x 14'3)

uPVC double glazed bay window to front elevation. Radiator. Feature fireplace.

DINING ROOM

uPVC double glazed patio door and window to rear elevation. Radiators. Stairs to first floor. Opening to kitchen.

KITCHEN AREA 6.09m max to 6.02m max (10' x 19'9)

uPVC double glazed window to rear elevation. Radiator. Kitchen fitted with a range of base and wall mounted units and drawers with work top surface over. One and a half bowl sink and drainer with mixer tap over. Four piece ring gas hob with extractor over, integrated double oven, integrated dishwasher. Under stairs cupboard. Access to utility area.

UTILITY 5.77m x 2.38m (18'11 x 7'10)

uPVC double glazed window and door to rear elevation. Fitted unit with stainless steel sink. Plumbing for washing machine. Door to storage room.

FIRST FLOOR LANDING

Access to loft hatch. Door leading to:

BEDROOM ONE 3.71m x 3.43m (12'2 x 11'3)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.23m x 3.40m (10'7 x 11'2)

uPVC double glazed window to rear elevation. Radiator. Airing cupboard.

BEDROOM THREE 2.77m x 2.57m (9'1 x 8'5)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 1.76m max x 2.57m (5'9 x 8'5)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.65m x 1.67m (8'8 x 5'6)

uPVC obscure glazed window to side elevation. Radiator. White suite comprising of panel bath with shower over. Pedestal wash hand basin. Low level WC. Complimentary tiling to splash back areas.

FRONT GARDEN

To the front of the property is a printed concrete driveway offering off road parking for several vehicles, with a feature gravel area housing various shrubs and plants. There is access to the garage via an up and over door.

REAR GARDEN

To the rear is this beautiful south facing garden offering a good degree of privacy and plenty of character. The garden is mainly laid to lawn but houses various trees, shrubs and plants attracting a little bit of nature. Immediately to the rear is a generous patio area ideal for entertaining. To the centre of the grassed area is a small, manageable pond housing various wildlife. The garden is enclosed by timber fencing and can be accessed via a timber gate at the side aspect of the property.

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 – Ask Agent

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

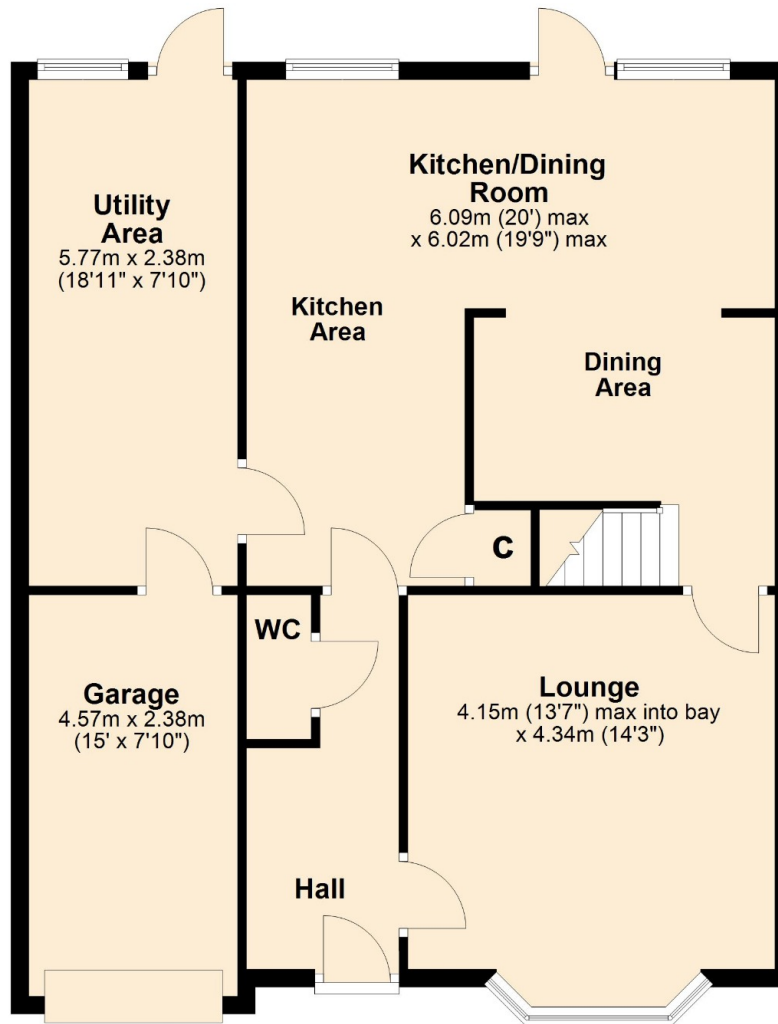
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

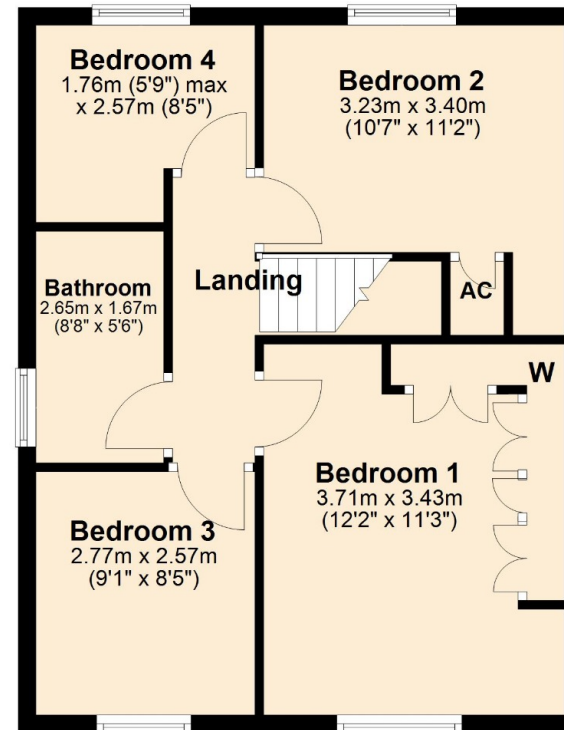
Ground Floor

Approx. 87.1 sq. metres (937.9 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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