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West Street, Moulton, NN3 7SB

£515,000 Cottage

3 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Moulton
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Property Summary

Rarely available three bedroom stone built, thatched, character Grade II listed cottage in the heart of Moulton village.

Features & Utilities

- ✓ Cottage
- ✓ Three Bedrooms
- ✓ En-Suite
- ✓ Double Garage
- ✓ Kitchen/Dining Room
- ✓ Two Receptions
- ✓ Grade II Listed
- ✓ Ample Parking
- ✓ Well Presented
- ✓ Central Village Location

Property Overview

Rarely available three bedroom stone built, thatched, character cottage in the heart of Moulton Village. This Grade II listed cottage benefits from two reception rooms, a downstairs shower room and a kitchen/dining room. The first floor offers three well proportioned bedrooms and an en-suite to the principle bedroom. Outside the property boasts ample off road parking and a double garage as well as an upper lawned area. EPC Rating: TBC. Council Tax Band: D.

ENTRANCE HALL

Enter via wooden door with obscure single glazed glass. Wooden door leading to reception room one.

RECEPTION ONE 5.24m x 5.47m (17'2" x 17'11")

Single glazed window with secondary double glazing. Radiator. Access to kitchen. Stairs to first floor and access to reception room two. Storage cupbaord.

RECEPTION TWO 5.24m x 4.17m (17'2" x 13'8")

Single glazed window with secondary double glazing to front elevation. Wooden double glazed window to rear elevation. Two radiators. Gas fire. Enter through glass door to kitchen:

KITCHEN/DINING ROOM 2.64m x 6.79m (8'8" x 22'3")

Lantern window. Radiator. Base mounted units. Belfast sink with mixer tap. Gas Raeburn stove. Granite worktops. Wooden door leading to garden. Access to shower room.

SHOWER ROOM

WC, wash hand basin and shower cubicle. Heated towel rail.

FIRST FLOOR LANDING

Window on stairs to rear elevation. Access to three bedrooms and storage cupboard.

BEDROOM ONE 5.39m x 4.96m (17'8" x 16'3")

Window to front elevation. Secondary double glazing. Radiator. Fitted wardrobes. Storage cupboard. Access to en-suite.

EN-SUITE 2.29m x 2.08m (7'6" x 6'10")

Obscure single glazed window to rear elevation. Heated towel rail. Bath. Wash hand basin. Shower.

BEDROOM TWO 2.49m x 4.17m (8'2" x 13'8")

Secondary double glazed window to front elevation. Radiator. Fitted wardrobe.

BEDROOM THREE 2.52m x 3.61m (8'3" x 11'10")

Wooden double glazed window to rear elevation. Radiator.

OUTSIDE

FRONT

Low stone wall. Various shrubs. Tree. Path leading to front door.

REAR GARDEN

Blocked paved driveway. Double garage. Small garden area comprising shrubs and decorative stone. Trees. Raised steps to laid to lawn area and patio.

Blocked paved area near kitchen area. Feature wall.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Ask Agent
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 Central Heating
Parking – Driveway, Double Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Conservation Area
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

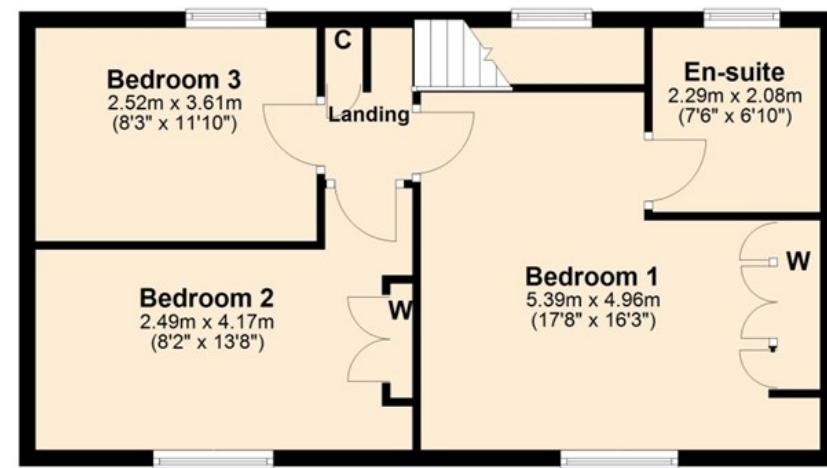
Ground Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 121.4 sq. metres (1306.4 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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