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West Street, Moulton, Northampton, NN3 7SB

£315,000 Cottage

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Centrally located within walking distance to the extensive amenities this popular village has to offer is this well proportioned stone built cottage. The property enjoys character features including a bread oven, quarry tiled floor and partially converted barns.

Features & Utilities

- ✓ Stone Cottage
- ✓ Separate Reception Rooms
- ✓ Three Durable Bedrooms
- ✓ Stone Barns With Power
- ✓ Charming Garden
- ✓ Centrally Located

Property Overview

Centrally located within walking distance to the extensive amenities this popular village has to offer is this well proportioned stone built cottage. The property enjoys character features including a bread oven, quarry tiled floor and partially converted barns. Accommodation comprises in brief a dining room, lounge with open fire place and kitchen with space for a bistro table and door to a walk-in pantry store. On the first floor there are three double bedrooms and bathroom. Externally the garden is quite charming with raised beds, choice of seating areas and is fully enclosed and private. EPC Rating: D. Council Tax: D.

ENTRANCE

Enter via uPVC double glazed door into:

DINING ROOM 4.34m x 2.62m (14'3 x 8'7)

Window to front elevation. Radiator. Stairs to first floor with cupboard under. Cupboard housing meters. Laminate flooring. Opening to lounge and door to kitchen.

LOUNGE 4.42m x 2.92m (14'6 x 9'7)

Dual aspect window to front and rear elevation. Radiator. Feature fireplace.

KITCHEN 4.42m x 3.35m (14'6 x 11')

uPVC double glazed door to rear. Dual aspect window to front and rear. Fitted with a range of Shaker style base and wall mounted units with wooden work surface over. Inset stainless steel sink with contemporary mixer tap. Complementary tiling to splash backs. Breakfast bar. Space for cooker, fridge and plumbing for washing machine. Feature cast iron bread oven and coal fire. Quarry tile flooring. Door to walk in pantry with windows to front and rear.

FIRST FLOOR LANDING

Split landing. Window to front. Radiator. Doors to connecting rooms.

BEDROOM ONE 4.52m x 3.45m (14'10 x 11'4)

Dual aspect window to front and rear elevation. Two radiator. Access to loft space.

BEDROOM TWO 4.19m x 2.97m (13'9 x 9'9)

Window to front elevation. Radiator. Cast iron fireplace.

BEDROOM THREE 2.72m x 2.64m (8'11 x 8'8)

Window to rear elevation. Radiator. Housing the boiler.

BATHROOM 2.39m x 1.91m (7'10 x 6'3)

Obscure window to rear elevation. Radiator. White suite comprising of panel bath with mixer tap and shower attachment. Pedestal wash hand basin and dual flush WC. Tiling to splash backs.

OUTSIDE

REAR GARDEN

Fully enclosed. The garden offers a lovely private, landscaped hideaway from village life. Raised beds, choice of seating areas plus two partially converted barns. The barns both have power and light and could be used in a variety of ways.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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).

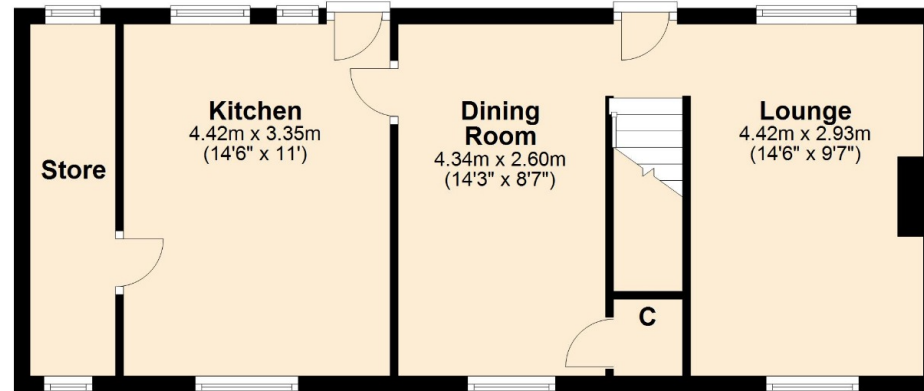
AGENTS NOTES

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

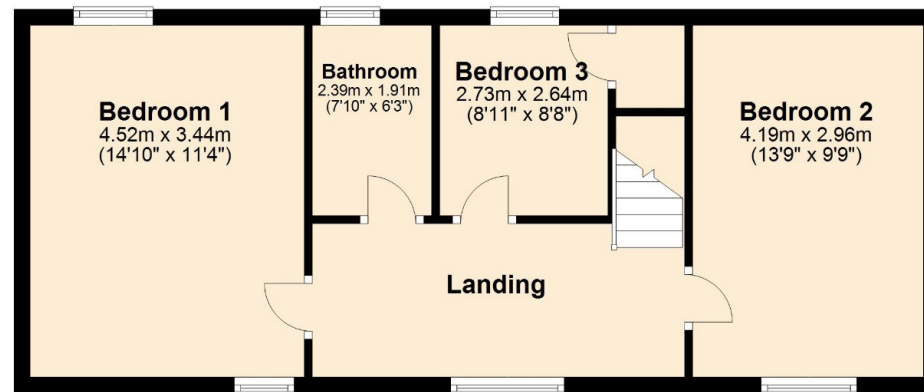
Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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