

for sale

**£350,000** Freehold



## Underbank Lane Moulton Northampton NN3 7HH

Ideally located in the desirable village of Moulton is this well presented detached family home which is offered to the market with NO UPWARD CHAIN. Benefits include three reception areas, three bedrooms along with a single garage with off road parking set to the front.

- ENERGY RATING: C
- OFFERED WITH NO UPWARD CHAIN
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS AND A LARGE CONSERVATORY

# Property Details

## Entrance Hall

Door to the front elevation and further door leading off to the living room. Wall mounted radiator and stairs rising to the first floor landing.

## Living Room 13' 9" x 12' 5" max ( 4.19m x 3.78m max )

UPVC double glazed bay window to the front elevation. Wall mounted radiator and doorway to the dining room.

## Dining Room 9' 7" x 7' 11" ( 2.92m x 2.41m )

Double glazed patio doors open to the conservatory. Wall mounted radiator, space for dining table and chairs and archway to the kitchen,,

## Kitchen 9' 7" x 7' 7" ( 2.92m x 2.31m )

Fitted with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise electric oven and four ring hob with cooker hood over. Plumbing for washing machine, under stairs storage cupboard. UPVC double glazed door to side elevation and UPVC double glazed window.

## Conservatory

UPVC conservatory set on a dwarf brick wall with French doors leading out to the rear garden, and complimented by a tiled floor,

## First Floor Landing

Stairs rise from the entrance hall. UPVC double glazed window to the side elevation and doors leading off to three bedrooms and the family bathroom. Access to the loft space.

## Bedroom One 11' 10" x 8' 8" plus door recess ( 3.61m x 2.64m plus door recess )

UPVC double glazed window to the front elevation. Built-in double wardrobe and wall mounted radiator.

## Bedroom Two 9' 8" x 9' 7" ( 2.95m x 2.92m )

UPVC double glazed window to the rear elevation. Built-in wardrobe and wall mounted radiator.

## Bedroom Three 8' 11" into door recess x 7' 2" ( 2.72m into door recess x 2.18m )

UPVC double glazed window to the front elevation. Over stairs cupboard and wall mounted radiator.

## Family Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

## Outside

### Front Garden

Block paved driveway provides off road parking and leads to the single garage. Mature shrubs and gravelled borders.

### Rear Garden

Low maintenance rear garden with retaining timber fencing.

### Single Garage

Single garage with up and over door and power and lighting connected.

### Council Tax Band

C





To view this property please contact Connells on

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Property Ref: KTP408147 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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