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Carr Road, Moulton
Northampton
Northamptonshire, NN3 7AY
£450,000 Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

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THE PROPERTY

JACKSON GRUNDY ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM PROPERTY TO THE MARKET. THE PROPERTY IS SITUATED A STONES THROUGH AWAY FROM LOCAL SCHOOLS AND LOCAL AMENITIES.

GROUND FLOOR

- HALLWAY
- KITCHEN/DINING AREA
- RECEPTION ROOM ONE
- WC/UTILITY
- RECEPTION ROOM TWO

FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - GARAGE
 - OFFICE
 - REAR GARDEN
 - DRAFT DETAILS
-





THE PROPERTY

Jackson Grundy are delighted to offer this immaculately presented four double bedroom property to the market. The property is situated a stones through away from local schools and local amenities. The property benefits from a large kitchen/dining room, two reception rooms and a downstairs WC. To the first floor there are four double bedrooms, with the principle bedroom benefitting from an en-suite and a family bathroom. The garage is partly converted into an office with underfloor heating. The garden is block paved and laid to artificial lawn. In front of the garage there is parking for two cars off the road. EPC Rating: B. Council Tax Band: F







MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating, Gas Central Heating
Parking	Off-street, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Moulton is an expanding large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, supermarket, general stores, post office, petrol station, public houses, a charming art gallery with coffee house and Community Centre with library and café. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

