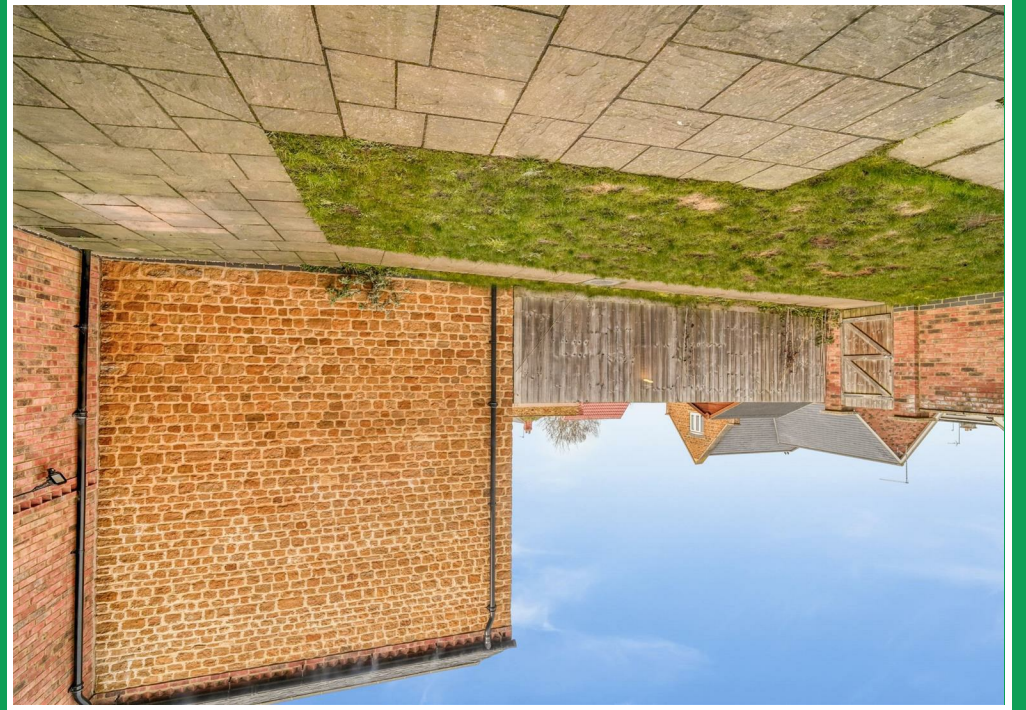


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ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



1 High Street, Moulton, Northampton, NN3 7SR

# 1 High Street, Moulton, Northampton, NN3 7SR

This stylish three bedroomed largely stone built village house was converted from a former public house and acquired by the sellers in 2021. The property has been well maintained offering spacious accommodation including a dining hall, 19 foot long living room and a spacious 15 foot kitchen/breakfast room with bi-folding doors opening to the rear garden. On the first floor there are three bedrooms and a family bathroom and externally there is a low maintenance lawned garden with extensive sun terrace. Beyond this there are two private off road parking bays accessed by a communal courtyard driveway.

## Price £400,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### DINING HALL

14'7 x 11'0

The spacious entrance to the house has an attractive open plan staircase rising to the first floor with glass balustrade and under stairs storage cupboard. There is a two casement sliding sash window to the front elevation and access to:-



##### LOUNGE

19'2 x 12'6

Another spacious well proportioned room with two casement sliding sash windows to the front elevation and double bi-folding doors opening to the rear terrace and garden. TV and media point.

##### INNER HALL

7'10 x 6'0

Connecting the front of the house to the rear and giving access to:-

##### CLOAKROOM

5'0 x 3'11

With a white suite of WC with concealed cistern, vanity wash basin with drawers under and top lit alcove.

##### UTILITY ROOM

7'9 x 5'0

Wall mounted cabinets and stainless steel sink unit there is plumbing for an automatic washing machine and there is fitted shelving and coat hooks.

##### KITCHEN/BREAKFAST ROOM

15'3 x 11'0

A bright airy space with a vaulted ceiling with velux roof light. The kitchen is fitted with shaker style floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl stainless steel unit beneath concealed worktop lighting. The appliances include the Hotpoint eye level oven, stainless steel five place gas hob beneath a stainless steel cooker hood, built in fridge/freezer and the integrated automatic dishwasher. Bi-folding doors open to the rear terrace and garden from the breakfast area.



#### FIRST FLOOR

##### LANDING

18'2 x 3'5

The landing has a two part ceiling with roof void access hatch to one part and also houses the airing cupboard with the mains pressure unvented hot water cylinder. Oak panelled doors lead to:-



##### BEDROOM ONE

13'7 x 9'10

A vaulted ceiling with exposed roof truss this room has a range of open fronted wardrobes to one wall which provide ample shelving and hanging space. There are TV and media points.



##### BEDROOM TWO

10'2 x 9'6

With a two casement window overlooking the rear garden.



##### BEDROOM THREE

9'3 x 9'2

With a two casement sliding sash window to the front elevation and with fitted shelving.



#### REAR GARDEN

Approached by extensive paved terracing leading on to a lawn which stretches away from the house where there is also a timber garden store. The garden is bounded in part by walling and close boarded fencing and there is a pedestrian gate which leads to the block paved driveway at the rear where there are two allocated private parking spaces and additional space for visitor parking.



#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through an under floor system from an Ideal gas fired boiler and domestic hot water through a mains pressure unvented cylinder.

#### COUNCIL TAX

West Northamptonshire Council - Band D

#### LOCAL AMENITIES

Within the village there is a wide range of everyday amenities including a General Store with Post Office, Co-op Mini Market, newsagents, chemist, garage and a doctors' surgery. The village also benefits from a recreation ground, village hall, an active Women's Institute and the well-regarded Barn Theatre Amateur Dramatic Group, contributing to a strong sense of community. Local schooling is highly regarded, with Moulton Primary School and Moulton School & Science College both serving the area, making it particularly attractive for families. There are also convenient bus services providing access to Northampton town centre, which offers a comprehensive range of shopping, leisure and dining facilities, together with mainline railway services to London Euston. The area is well placed for access to surrounding countryside and local walks, while excellent road links via the A43 and M1 provide easy connections to wider regional centres.

#### HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A122 Kettering Road to the outskirts of town at the junction with the Round Spinney roundabout and left onto the A43 dual carriageway signposted towards Kettering. At the next roundabout junction turn left and the bear right into Overstone Road signposted into the village of Moulton. Continue straight on heading into Moulton where Overstone Road merges with the High Street. Continue straight on towards the centre of the village where the property stands on the right hand side.

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