



GARAGE

Single garage with up and over door. Power and lighting connected and personal door to the garden

SERVICES

All main services are connected. Heating is via a gas fired radiator system

LOCAL AMENITIES

Within the village there is a General Store/Post Office, Co-op Mini Market, Newsagents, Chemists, Garage and a Doctors Surgery. There is a recreation ground and a Village Hall, an active WI and the Barn Theatre Amateur Dramatic Group. Local schools include Moulton Primary School and secondary education at Moulton School. There are also bus services to and from Northampton town centre.

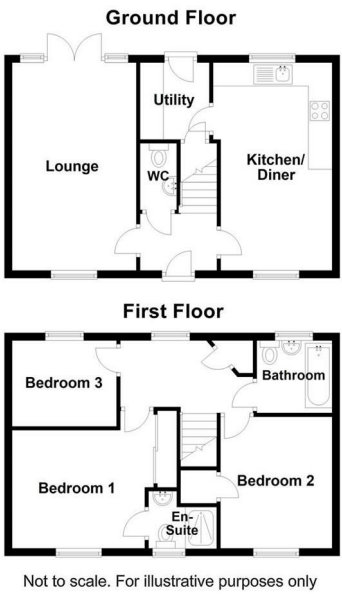
COUNCIL TAX

Council Band - D

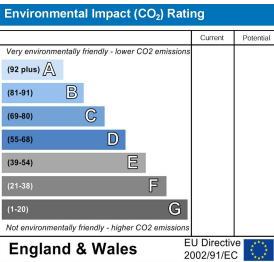
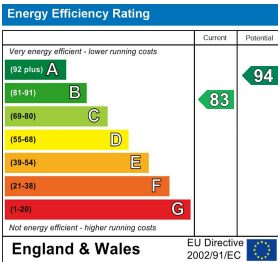
HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508, upon entering Kingsthorpe continue past the parade of shops in the right hand land and take a right turning onto Boughton Green Road. Proceed up the Hill passing the old University site and at the roundabout with Westaway Jeep Motors take the second exit continuing on Boughton Green Road. Take the first left and the first right, proceed down the hill and turn onto Boughton Road. Before entering Moulton village take the right hand turning onto Morning Star Lane, where the property can be found towards the top on the left hand side.

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25 Morning Star Lane, Moulton, Northampton, NN3 7BU



Asking Price £375,000 Freehold

This superbly presented three-bedroom detached family home is situated in a sought-after location within the highly regarded village of Moulton, conveniently close to scenic countryside walks, a wide range of local amenities, and excellent schooling. Constructed in 2017, the property occupies a quiet position within a modern development on the edge of the village.

The well-designed accommodation comprises an inviting entrance hall, cloakroom/WC, and a dual-aspect sitting room featuring hardwood flooring and French doors opening onto the rear garden. The heart of the home is the stunning open-plan kitchen/dining/family room, fitted with integrated appliances and complemented by a separate utility room.

To the first floor are three generously sized bedrooms, with the master bedroom benefiting from built-in wardrobes, air conditioning, and a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys an attractive front garden, a driveway to the side leading to a detached garage, and a larger-than-average, fully enclosed rear garden. The rear garden is thoughtfully landscaped and features two patio seating areas, an additional gravelled entertaining space, a raised lawn, well-stocked shrub borders, and secure side access.

25 Morning Star Lane, Moulton, Northampton, NN3 7BU

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

W.C

LOUNGE

17'9 x 10'7



KITCHEN/DINER

17'9 x 9'5



DINING AREA



UTILITY

5'6 x 5'5



FIRST FLOOR

LANDING

BEDROOM ONE

12'4 x 10'2



EN SUITE

5'9 x 5'8



BATHROOM

6'6 x 6'2



BEDROOM TWO

11'2 x 9'9



OUTSIDE



BEDROOM THREE

8'10 x 7'4



REAR GARDEN



For further information on viewing call 01604 230222