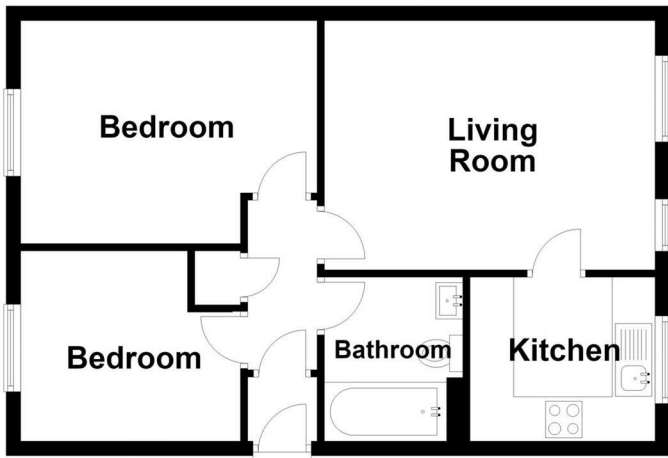




road as it leads into Northampton Lane North. On approaching the centre of the village turn left into Lunchfield Lane and the property can be found on the left hand side.

DOIMB13072026/0404



For illustration purposes only - not to scale

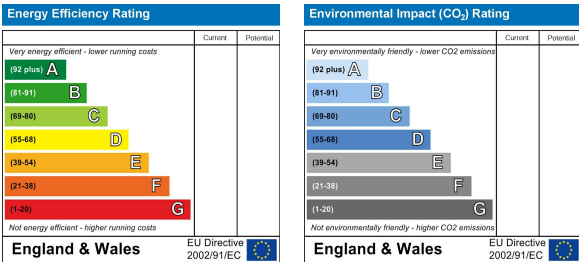
10 Lunchfield Lane, Moulton, Northampton, NN3 7AB



£155,000 Leasehold

A very well presented spacious modern two double bedroomed first floor apartment situated in a quiet cul de sac in the centre of the popular Northants village of Moulton. Accommodation comprises communal entrance hall, private entrance hall, inner hallway, lounge/diner, kitchen, two bedrooms and a bathroom. The property has two allocated parking spaces in the car park to the rear.

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via a telecom entry system.

PRIVATE ENTRANCE HALL

Enter via a hardwood front door with door to:-

INNER HALLWAY

Electric wall mounted radiator, airing cupboard housing the hot water tank, telecom receiver and doors leading to:-

LOUNGE/DINER

15'1 x 11'3

Electric wall mounted radiator, two wooden sealed unit double glazed windows to the front and door to:-



KITCHEN

8'3 x 7'4

A re-fitted range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, induction hob, plumbing for washing machine, space for fridge/freezer and wooden sealed unit double glazed window to the front.



BEDROOM ONE

13'4 x 10'1

Sealed unit double glazed window to the rear and electric wall mounted radiator.



BEDROOM TWO

10'0 x 8'8

Wooden sealed unit double glazed window to the rear and electric wall mounted radiator.



BATHROOM

7'4 x 6'1

Re-fitted suite comprising P shaped bath with shower and glass screen, WC, wash hand basin in vanity unit with storage below, tiled splashbacks, chrome wall mounted towel radiator and extractor. The bathroom is fully tiled.



OUTSIDE

The property has two allocated parking spaces in the car park to the rear of the property.



TERMS OF THE LEASE

We have been advised that there is 90 years remaining on the lease with a £70 per month service charge.

SERVICES

Mains drainage, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

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 proceed in a north easterly direction along the A5123 Kettering Road to the junction with Booth Lane North and Booth Rise with the Lumbertubs pub on the right hand side turn left onto Moulton Way which leads into Boughton Lane. At the next traffic light junction take the right filter into Northampton Lane South and follow this

For further information on viewing call 01604 230222