

## 43 West Street, Moulton, Northampton, NN3 7SB



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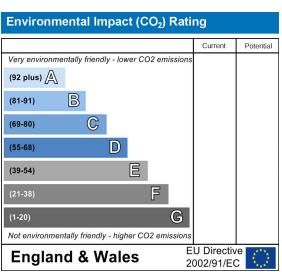
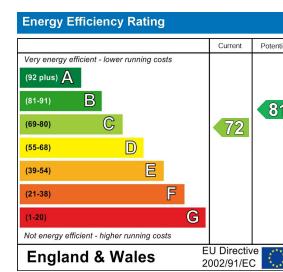


### Asking Price £208,000 Freehold

A charming stone-built cottage in the sought-after village of Moulton, blending period character with modern style.

This well presented home features a modern fitted kitchen with integrated cooking appliances, along with a contemporary refitted bathroom complete with a rain shower. The accommodation includes two well-proportioned bedrooms. Further benefits include gas radiator central heating and UPVC double glazing. Outside, the enclosed courtyard garden provides a private, low-maintenance space.

Perfectly positioned just a short stroll from Moulton's vibrant village centre—with its range of amenities, pubs, and community spirit—this cottage offers the ideal combination of convenience, charm, and modern comfort.



# 43 West Street, Moulton, Northampton, NN3 7SB

## ACCOMMODATION

### LOUNGE

12'5 x 12'0

A door leads into this room. There is a double glazed window to the front elevation with shutters. A glazed door leads to



### KITCHEN

9'5 x 8'4

Fitted in range of modern floor and wall cabinets with laminate work surface with one and a half stainless steel sink and drainer. The integrated appliances comprise an oven and four ring induction hob with extractor hood over. The kitchen also has plumbing for a washing machine, cupboard with space for a fridge freezer and window to the court yard. Stairs lead to the first floor and a door leads into an inner hall with further doors to the court yard and to:



### BEDROOM TWO

9'6 x 8'5

Also a good sized room with double glazed window to the rear elevation and a storage cupboard.

### BATHROOM

8'8 maximum x 5'10

Which has been refitted in a stylish suite of W.C, wash basin with storage cupboard and shower bath including rain water shower and screen. There is tiling to splash areas and a window to the rear.



### FIRST FLOOR

Doors from the top of the steps lead to both bedrooms

### BEDROOM ONE

12'1 x 12'0

A spacious double bedroom with double glazed window to the front elevation and two fitted wardrobes.



### BEDROOM ONE

12'1 x 12'0

Also a good sized room with double glazed window to the rear elevation and a storage cupboard.



### OUTSIDE

There is a small but private court yard with a gate leading to a shared path which leads out onto Pound Lane and also to a useful outside store.



### STORE

### SERVICES

All mains services supplied. Heating is via a gas fired central heating boiler to radiators.

### COUNCIL TAX

Council Tax Band - B Daventry District Council

### 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.

### HOW TO GET THERE

Heading out of Northampton town centre heading in an easterly direction along the A428 towards the A45 upon approach of the round about take the second exit onto the A45 heading east bound exit at the first junction on to the A43 continue north bound proceed over the round about towards the villages of Moulton and Sywell at the Overstone round about take the first exit onto Park View follow the road onto Overstone Road in to Moulton Village, proceed through the Village continuing along the one way system on the High Street take a left at the Co-op and take a right at the next roundabout onto Cross Street leading through to West Street. The property can be found on the left hand side of the road just before Pound Lane

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For further information on viewing call 01604 230222