



# Cottingham Drive

Moulton, Northampton

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SALES & LETTINGS



# Cottingham Drive

Moulton  
NN3 7LD

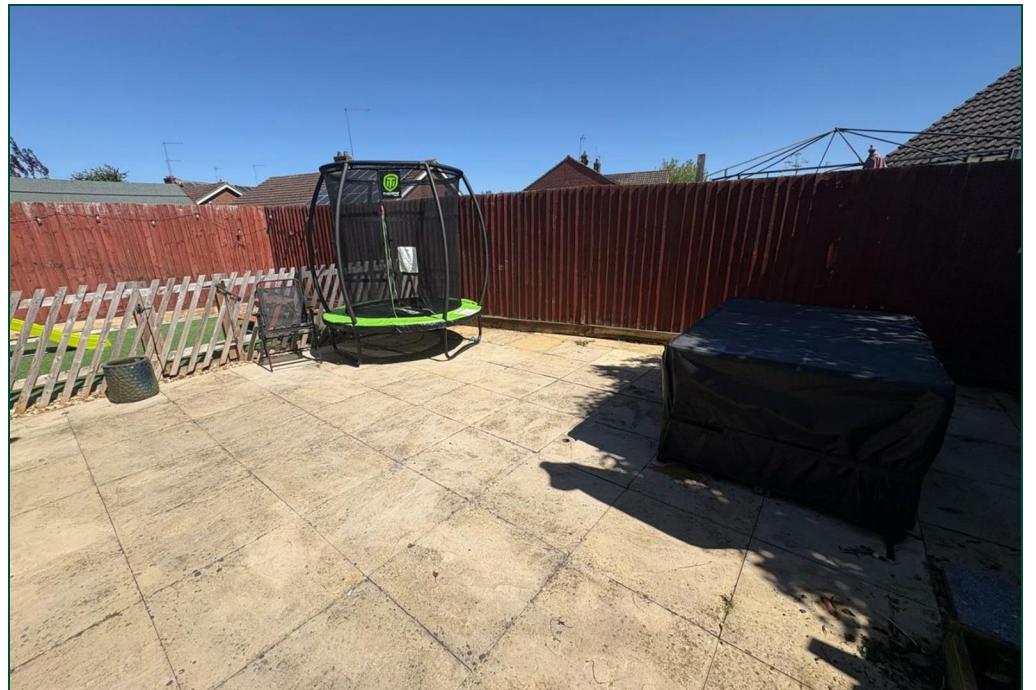
Guide Price  
£335,000

Offered for sale is this extended three bedroom detached family home, situated in a sought after position within Moulton, close to amenities and good local schooling. The property is presented in good condition throughout.

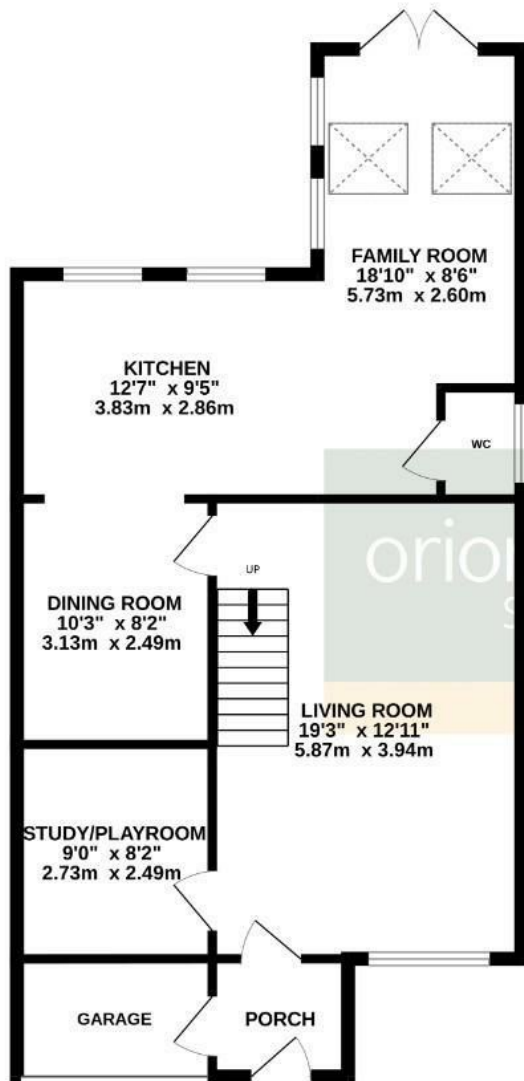
Accommodation comprises entrance porch, spacious sitting room, newly re-fitted L-shaped kitchen, with Butler sink and built-in washing machine, open to an extended family room with Vaulted ceiling and archway through to a separate dining room, re-fitted cloakroom/WC and a part converted garage offering a playroom/study. To the first floor are three bedrooms and a family bathroom. Outside is a driveway to the front providing off road parking leading to the part converted garage store. To the rear is a southerly facing and enclosed private garden with large patio for entertaining, play area and secure side access. Further benefits include uPVC double glazing and gas radiator heating with newly installed combination boiler. (A/1132/M)

- Extended three bedroom detached home
- Separate reception rooms
- Newly re-fitted kitchen open to extended family room
- Gas radiator heating
- South facing private rear garden
- Off road parking and part converted garage

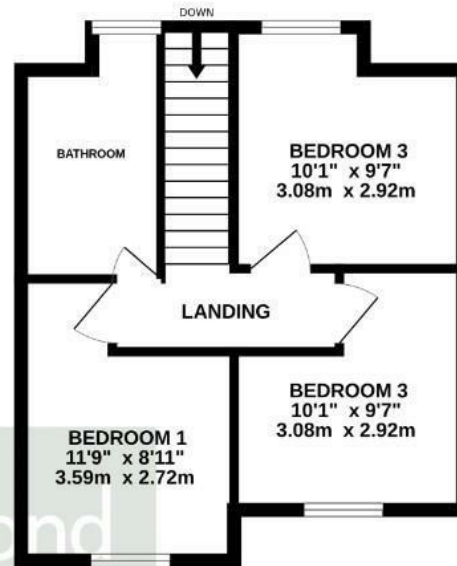




GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



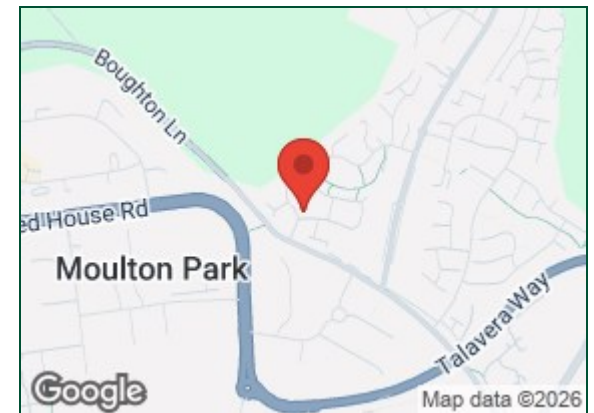
1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: D

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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