



# Moulton Road

Holcot, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



# Moulton Road

Holcot  
NN6 9SH

Guide Price  
£400,000

**A substantial and versatile four/five bedroom family home with off road parking for three to four vehicles and an impressive rear garden in excess of 120ft, situated in the sought after village of Holcot. Offering generous and flexible accommodation, this spacious property provides scope for a growing family, together with further potential to develop or reconfigure the property (subject to necessary planning permissions and consents.)**

The accommodation is entered via an entrance hall which leads to a sitting room and a recently re-fitted kitchen. There is a study/fifth bedroom, a formal dining room which is currently being used as a bedroom, a conservatory overlooking the rear garden and a shower room. To the first floor are three double bedrooms (with potential to create an en-suite to the principal bedroom), a good size single bedroom and a further shower room. Outside, the property benefits from off road parking for three to four vehicles with a carport. A particular feature of the home is the substantial rear garden which measures in excess of 120ft x 30ft and incorporates six timber sheds offering extensive storage and workshop possibilities. (B/1402/L)

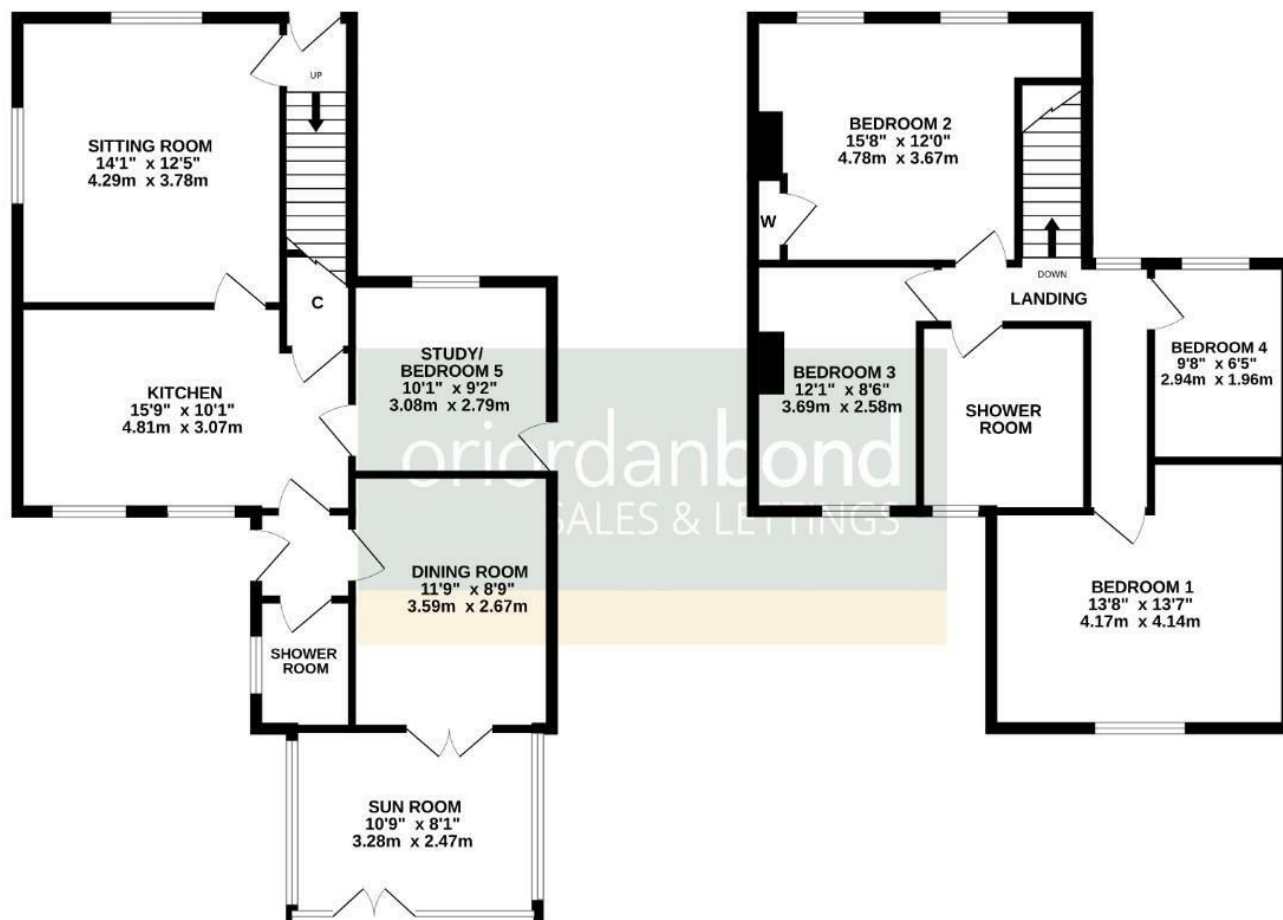
- Four/five bedroom semi-detached house located in Holcot
- Three reception rooms and two shower rooms
- Conservatory and a recently refitted 15ft kitchen
- Rear garden measuring in excess of 120ft x 30ft with six timber sheds
- Off road parking for three/four cars and a carport
- Potential to develop further (subject to planning permission)





GROUND FLOOR  
754 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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: B
- Energy Efficiency Rating:

#### 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.

**O'Riordan Bond Brixworth Sales**

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