



## 31 Cottingham Drive

Moulton, Northampton, NN3 7LD

£1,300 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available Now.

A lovely three-bedroom mid-terrace family home offering well-presented and practical accommodation throughout. With an open-plan kitchen/dining room and enclosed rear garden, the property is well suited to comfortable day-to-day family living.



Unfurnished Accommodation: Entrance porch, Lounge, Kitchen/Dining, Three bedrooms, Family Bathroom, Front and Rear Garden. EPC - C. Council Tax Band B

The accommodation is entered via an enclosed entrance porch leading through to a comfortable living room with feature fireplace and stairs rising to the first floor. To the rear of the property is an open-plan kitchen/dining room fitted with a range of cream wall and base units, work surfaces, electric oven, gas hob, extractor fan and stainless steel sink with mixer tap. With two windows overlooking the rear garden and a door providing direct access outside, this room offers a practical and sociable family space.

To the first floor, the landing gives access to three bedrooms and the family bathroom. The main bedroom is at the front of the property and benefits from a bay window enjoying views towards the surrounding fields. Bedroom two is a good-size second room overlooking the rear garden, while bedroom three provides a useful single bedroom, nursery, study or dressing room. The bathroom is fitted with a white suite including a bath with shower over, wash hand basin, toilet and airing cupboard storage.

Outside, the property benefits from both front and rear gardens. The rear garden is mainly laid to lawn with a patio area adjoining the property, creating a practical outdoor space for everyday use. A rear service pathway provides additional access, and there is also a small lawned area to the front.

Entrance Porch 7'3" x 3'0" (2.21m x 0.91m )

Living Room 14'10" x 14'1" (4.52m x 4.29m )

Kitchen/Dining Room 14'10" x 9'6" (4.52m x 2.90m )

First Floor Landing 8'10" x 4'6" (2.69m x 1.37m )

Bedroom One 14'2" x 8'0" (4.32m x 2.44m )

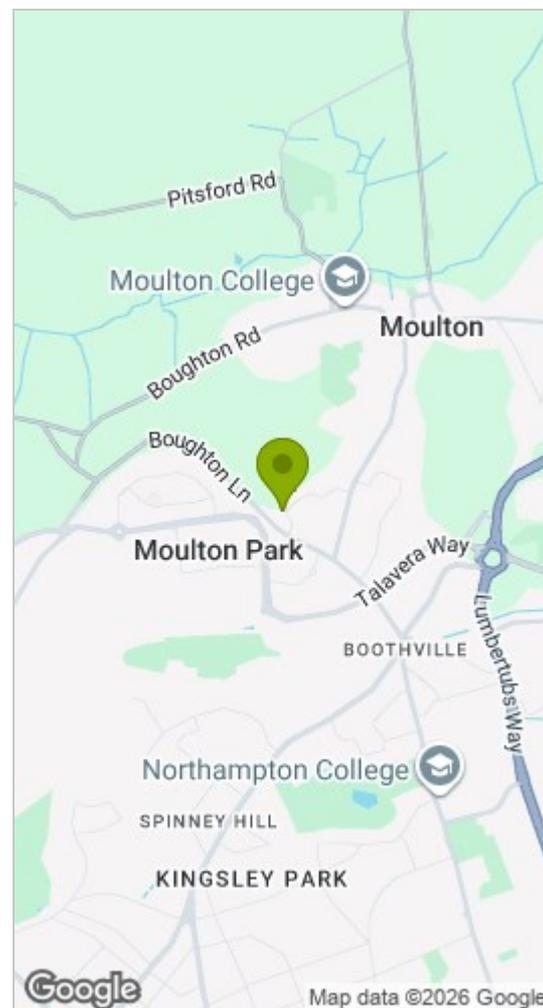
Bedroom Two 11'3" x 8'0" (3.43m x 2.44m )

Bedroom Three 7'11" x 6'6" (2.41m x 1.98m )

Bathroom 6'6" x 6'6" (1.98m x 1.98m )

Rear Garden 30'11" x 16'8" (9.42m x 5.08m )

## Area Map



## Energy Efficiency Rating

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   | 88        |
| (69-80) C                                   |  | 71  |           |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

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