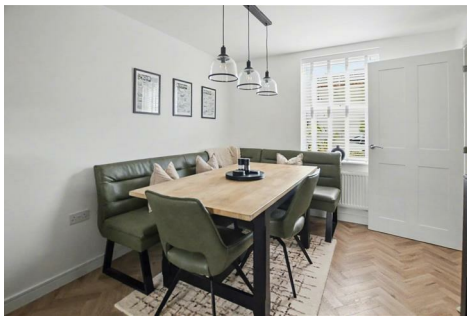
25 Morning Star Lane
Moulton
NORTHAMPTON
NN3 7BU

£375,000



- THREE BEDROOMS
- DRIVEWAY & GARAGE
- EN-SUITE TO BEDROOM ONE
- KITCHEN/DINER
- UPVC DOUBLE GLAZING
- DETACHED FAMILY HOME
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- GAS RADIATOR HEATING
- ENERGY RATING: B

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Located within a sought after modern development, this attractive family home, built in 2017, offers well presented accommodation throughout. The ground floor comprises an entrance hall, cloakroom, dual-aspect lounge, a kitchen/dining room, and a separate utility room.
Upstairs, there are three good sized bedrooms, including a master bedroom with fitted wardrobes, air conditioning and an en-suite, along with a contemporary family bathroom.
Externally, the property benefits from a driveway to the side providing access to the garage, as well as an enclosed, landscaped, tiered rear garden. Additional features include double glazing and gas central heating.

Ground Floor

Entrance Hall
Enter via double glazed door, stairs rising to first floor, doors to cloakroom, lounge and kitchen/diner.

Lounge
16'10" x 10'7" (5.14 x 3.23)
Window to front aspect, window and French doors leading to rear garden.

Kitchen/Diner
16'10" x 9'6" (5.14 x 2.90)

Kitchen
Fitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, built in electric double oven, fitted gas hob with extractor hood over, built in dishwasher, built in fridge/freezer, built in wine fridge, window to rear aspect, door leading to utility room.

Diner
Window to front aspect.

Utility Room
Base level units with roll top work surfaces over, built in storage cupboard under the stairs, double glazed door leading to rear garden.

Cloakroom
Fitted with a two piece suite comprising low level WC, pedestal sink with tiled splashbacks, extractor fan.

First Floor

Landing
Window to rear aspect, loft access, built in storage cupboard, doors to all rooms.

Bedroom One
11'3" x 10'2" (3.45 x 3.10)
Window to front aspect, door leading to en suite.

En Suite
Fitted with a three piece suite comprising low level WC, pedestal sink, shower cubicle with fitted shower, full height tiling to all walls, obscured window to front aspect, chrome ladder radiator, extractor fan.

Bedroom Two
11'3" x 9'9" (3.43 x 2.98)
Window to front aspect, built in storage cupboard.

Bedroom Three
8'11" x 7'4" (2.72 x 2.25)
Window to rear aspect.

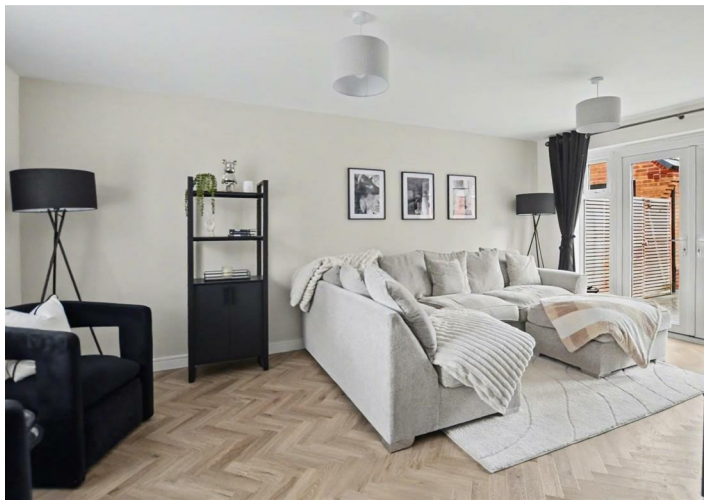
Bathroom
Fitted with a three piece suite comprising low level WC, pedestal sink, paneled bath with fitted shower over, full height tiling to all walls, extractor fan, obscured window to rear aspect.

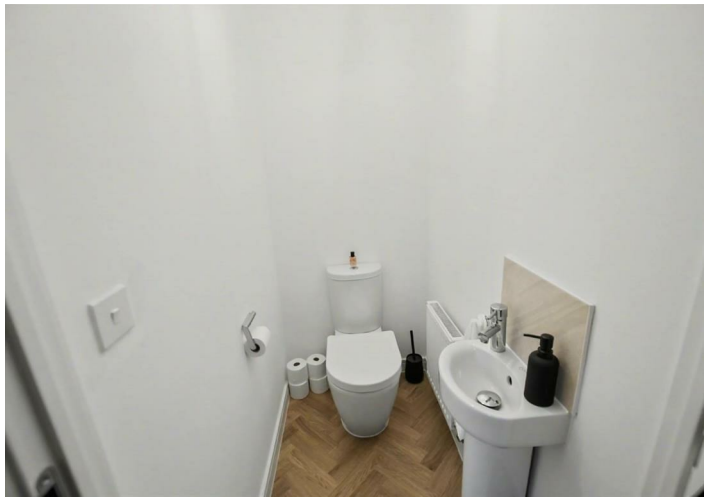
Externally

Front Garden
Gravelled area, flower beds with established plants and shrubs, driveway to the side of property for off road parking for two vehicles leading to single garage.

Rear Garden
Laid mainly to patio, raised patio areas with gravelled areas, lawn areas, pathway leading to garage service door, gated side access, enclosed by timber fencing.

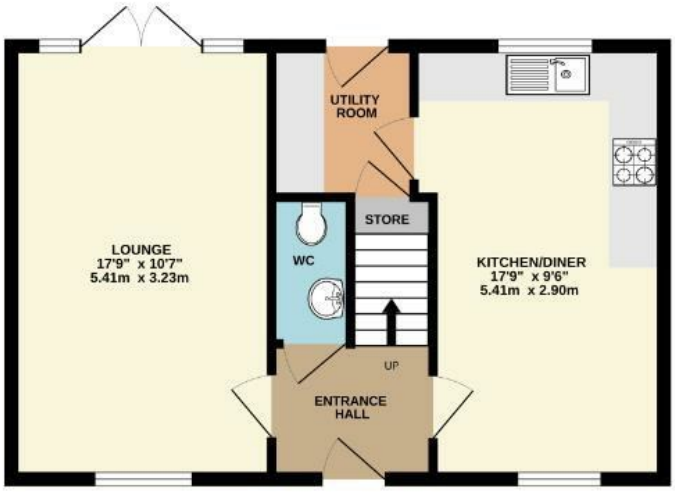
Agents Notes
Council Tax Band: D



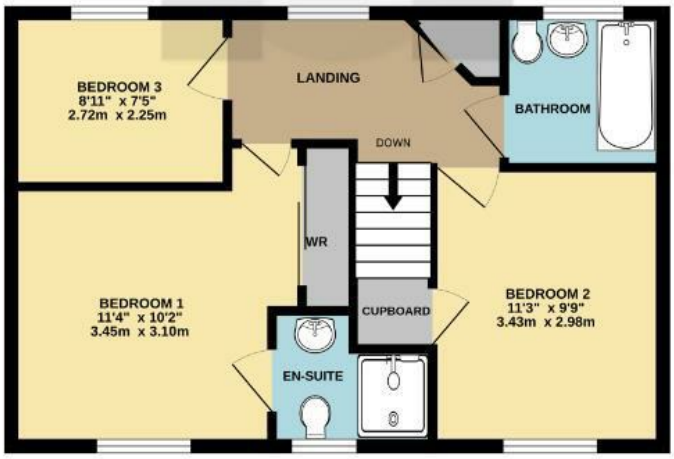


LONDON
MANCHESTER

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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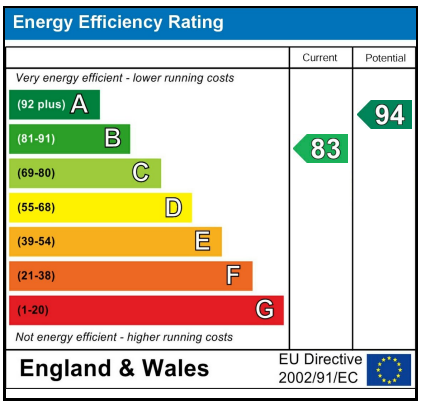

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