



# Arnsby Crescent, Moulton Northampton NN3 7SL



## LOCATED ON THE EDGE OF THIS VIBRANT VILLAGE...

Offering flexible and versatile living accommodation, Right 1 is pleased to offer this three bedroom semi-detached dormer style bungalow which has greatly improved by the current vendors, boasting characterful features and spacious accommodation which is adaptable depending on the new owners requirements. Benefitting from a central heating system and double glazing, plus a shared driveway which leads to a 29ft tandem length garage with up and over door. The full accommodation comprises entrance hallway, 15ft sitting room with feature fire with mantle surround, 17ft kitchen/diner fitted with a range of base and wall mounted storage units, sink unit and drainer with tiling to the splashback areas, cooker point, space for white goods and space for dishwasher, utility area with plumbing for a washing machine, 19ft Lounge with dual patio doors to the rear garden, Office/Study, family bathroom, ground floor bedroom three, stairs to first floor landing, 17ft master bedroom with 11ft master ensuite with Jacuzzi bath and separate shower cubicle, bedroom two and ample loft storage space. Outside, shared driveway allows off road parking for several vehicles which leads to the tandem garage. The pleasant rear garden enjoys a good degree of privacy and a sunny aspect, it's mainly laid to lawn with landscaped area to make the most of the external space with further flower and shrub borders and established trees & bushes. A viewing is highly recommended to fully appreciate this well loved home. CALL 01536 443377 TO VIEW TODAY.....

Sitting Room 15'5 x 10'0 (Max into Ress)  
Lounge 19'5 x 11'8 (Max into Ress)  
Office 12'3 x 9'3 (Max into Ress)  
Kitchen/Diner 17'1 x 9'10 (Max into Ress)  
Utility Area 16'1 x 6'0 (Max into Ress)  
Bedroom Three 8'11 x 8'5 (Max into Ress)  
Family Bathroom  
Garage 29'6 x 9'1 (Max into Ress)  
Master Bedroom 17'3 x 12'3 x 8'4 (Max into Ress)  
Master Ensuite 11'3 x 9'9 (Max into Ress)  
Bedroom Two 10'1 x 10'0 (Max into Ress)  
THREE BEDROOMS  
19FT LOUNGE  
EXTENDED PROPERTY  
15FT SITTING ROOM  
OFFICE/STUDY

17FT KITCHEN/DINER  
29FT TANDEM GARAGE  
CORNER PLOT  
DOUBLE GLAZING  
MASTER ENSUITE  
FAMILY BATHROOM  
17FT MASTER BEDROOM

Moulton is a large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, garden centre and coffee shop, church, Methodist chapel, theatre, doctors surgery, chemist, library, supermarket, general stores, post office, petrol station, public houses, working men's club and a cafe. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

Sitting Room 15'5 x 10'0 Max into Recess

Lounge 19'5 x 11'8 Max into Recess

Office 12'3 x 9'3 Max into Recess

Kitchen/Diner 17'1 x 9'10 Max into Recess

Utility Area 16'1 x 6'0 Max into Recess

Bedroom Three 8'11 x 8'5 Max into Recess

Family Bathroom

Garage 29'6 x 9'1 Max into Recess

Master Bedroom 17'3 x 12'3 x 8'4 Max into Recess

Master Ensuite 11'3 x 9'9 Max into Recess

Bedroom Two 10'1 x 10'0 Max into Recess

Price: £280,000

**Right1 Property Agents**

**01536 443377**