

Make the right move!

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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. Made with Metropix ©2024



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



16 Rides Court, Moulton, Northampton. NN3 7UA.

£385,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this well presented and extended four bedroom semi detached property situated in the sought after location of Moulton Leys. The accommodation briefly comprises; porch, lounge, refitted modern kitchen, family room, office, WC and storage room which leads to the remaining garage. To the first floor there are four bedrooms with an en suite to the master and a family bathroom. To the front is a block paved driveway providing ample off road parking and to the rear is an enclosed garden. The property is offered for sale in excellent condition throughout and the kitchen was recently installed. Further benefits include gas radiator heating and upvc double glazing.

Porch

Entry gained via a upvc double glazed door. Radiator. Door to;

Lounge

14' 5" x 14' 5" (4.39m x 4.39m) Upvc double glazed window to the front aspect. Radiator. Stairs rising to the first floor. Door to;

Kitchen

14' 8" x 10' 2" (4.47m x 3.10m) A recently installed kitchen suite comprising of shaker units with stone work surfaces mounted over and upstands. Butler sink with mixer tap over. Integrated microwave. Integrated dishwasher. Fitted oven, gas hob and extractor hood. Upvc double glazed window to the rear aspect. Opening to;

Family Room

16' 7" x 11' 6" (5.05m x 3.51m) Upvc double glazed French doors onto the rear garden. Two upvc double glazed windows to the rear aspect. Radiator.

Office

11' 1" x 7' 1" Max (3.38m x 2.16m Max Measurement)

WC

Fitted WC.

Storage Room

A storage room which could also be used as utility space also has a door into the garage.

First Floor Landing

Loft hatch. Airing cupboard. Doors to;

Bedroom One

15' 11" x 7' 6" (4.85m x 2.29m) Upvc double glazed window to the front aspect. Radiator.

En Suite

Fitted shower enclosure, sink and wc. Tiled. Upvc double glazed window to the rear aspect.

Bedroom Two

13' 6" x 8' 2" (4.11m x 2.49m) Upvc double glazed window to the front aspect. Radiator.

Bedroom Three

11' 4" x 8' 2" (3.45m x 2.49m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Four

11' 0" x 6' 2" (3.35m x 1.88m) Upvc double glazed window to the front aspect. Radiator.

Bathroom

Fitted WC, sink and panelled bath with shower over. Tiled. Radiator. Upvc double glazed window to the rear aspect.

Front

Block paved driveway for off road parking.

Rear Garden

Enclosed with timber panelled fencing. Low maintenance paved garden.

