

HOWARDS WAY, NORTHAMPTON, NN3

£367,500 Guide price



**\*\*\*Full 360 Virtual Property Tour\*\*\***

Chelton Brown are happy to be able to offer this fantastic four bedroom detached family home to the market. Set in a sought after location with great schooling and travel links this property is not to be missed!

The property briefly comprises: entrance hall, large dual aspect lounge, downstairs cloakroom, separate dining room with patio doors leading to the garden, large kitchen with separate utility room. Upstairs you will find the master bedroom complete with built in wardrobes and en-suite shower room. Family bathroom and three more decent sized bedrooms.

Externally you will find a private mainly laid-to-lawn rear garden, with moderately sized patio area, perfect for the summer. There is also off-road parking and a single garage providing additional storage.

Further benefits are double glazing and gas central heating.

Viewing is highly recommended to fully appreciate what the accommodation has to offer.

**Location:**

This property is situated on the edge of the extremely popular village of Moulton, which is a large village four miles north east of Northampton town centre and train station. Great schooling is available including but not limited to: primary and secondary schools, Moulton college, as well as catchment for Northampton School for Girls and Thomas Becket. There is a church, Methodist chapel, theatre, doctors surgery, chemist, library, Co-op, post office, petrol station, public houses, Moulton club and a cafe. Supporting a variety of community groups, Moulton also has a Community Centre with cafe, and imminent leisure centre. Travel links in the form of the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 make it great for anyone needing to commute. The train station is about 10-15 minutes drive with direct lines to London Euston and Birmingham New Street.

EPC rating: C

- Four Bedroom Detached
- Private Rear Garden
- Garage & Off Road Parking
- En-Suite & Family Bathroom
- Large Lounge
- Dual Aspects
- Separate Reception Rooms
- Large Kitchen
- No Chain Potential
- EPC rating: C

# HOWARDS WAY, NORTHAMPTON, NN3

Lounge 20'0" x 11'5"



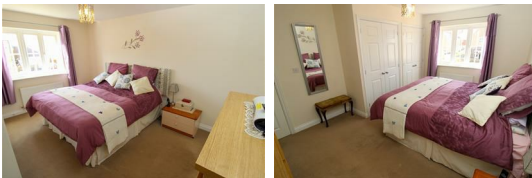
Dining Room 10'0" x 11'1"



Kitchen 9'0" x 14'8"



Master Bedroom 10'9" x 14'10"



Bathroom 5'2" x 8'5"



En-suite



Bedroom Two 11'2" x 11'9"



Bedroom Three 8'11" x 9'11"




Bedroom Four 8'4" x 9'11"

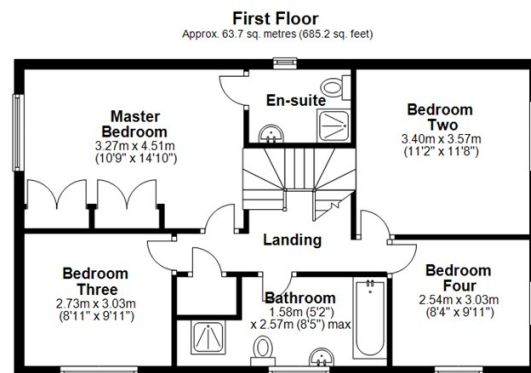
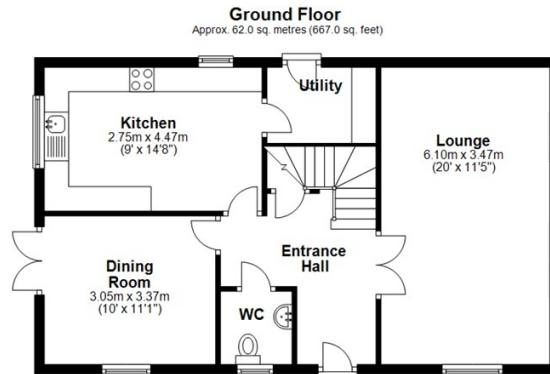


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 125.6 sq. metres (1352.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

