



HOLMEWOOD
Moulton, Northamptonshire

Carter Jonas

HOLMEWOOD 10 THE AVENUE MOULTON NORTHAMPTONSHIRE NN3 7TL

Entrance Porch · Entrance Hall · Sitting Room · Family Room · Kitchen · Cloakroom · Utility · Three Bedroom Bathroom · Loft Room · Garage · Parking · Mature Gardens
EPC rating E

ACCOMMODATION

Reception hall with cloakroom, staircase and doors leading to principal rooms. Enclosed entrance porch.

Sitting room comprising an open fireplace with tiled surround and bay window to the front aspect.

Family room comprising an open fireplace with tiled surround, wall light points and large window with views over the gardens.

Conservatory with double glazed windows, radiator, tiled floor and French doors onto garden.

Kitchen comprising a range of oak fronted cabinets with contrasting tops, integrated double oven, gas hob and extractor. Pantry with range of cabinets and space for fridge freezer.

Three double bedrooms and house bathroom comprising a walk-in shower, wash basin and toilet.

Loft room access via a pull-down ladder with a double glazed window.

A MATURE DETACHED HOUSE, STANDING ON A LARGE PLOT EXTENDING TO AROUND 0.3 OF AN ACRE IN AN ESTABLISHED SETTING.







OUTSIDE

The property has a large frontage with a double width tarmac driveway, lawn and borders.

The large mature rear garden has two lawn areas, borders and trees together with a patio area.

Single garage with twin wooden doors, side window and pedestrian door. To the rear of the garage is a gardener's loo and separate utility room with space and provision for laundry appliances.

LOCATION

Moulton is a delightful and highly desirable village with many amenities including Co-Op, newsagent, pharmacy, doctor's surgery, a choice of public houses, sports centre, garden centre and coffee shop, garage, theatre, community centre, village hall and recreational ground.

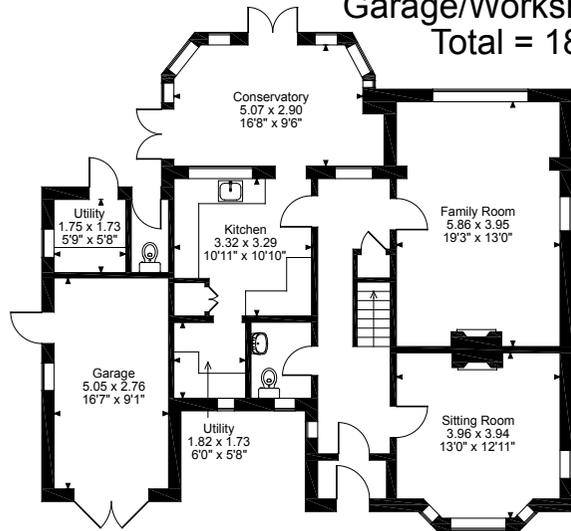
The area caters for children up to and including secondary age in its pre-schools, primary school and secondary school in the village. Private schooling is available at Northampton High School for Girls, Wellingborough School and Quinton House School.

The A43 and A45 ring roads are both within easy access which link to the A14 (M6) and M1 (J15) respectively. Northampton town centre is approximately 4 miles with a mainline train station giving you access to London (Euston) and the Midlands. Wellingborough train station is approximately 8 miles giving you access to London (St Pancras).

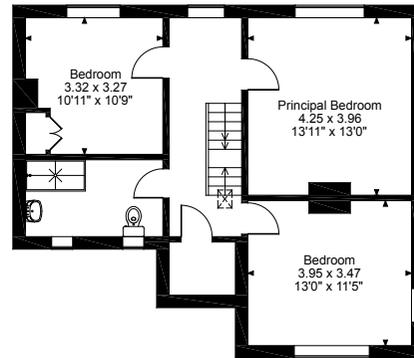




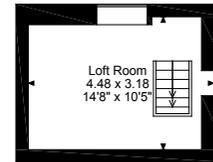
Holmewood, 10 The Avenue Moulton, Northampton
 Approximate Gross Internal Area
 Main House = 163 Sq M/1754 Sq Ft
 Garage/Workshop = 19 Sq M/205 Sq Ft
 Total = 182 Sq M/1959 Sq Ft



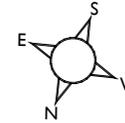
Ground Floor



First Floor



Second Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		67
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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