

Make the right move!



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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**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.



**82 Cottingham Drive, Moulton, Northampton.  
NN3 7LG.**

**£270,000 Freehold**

Edward Knight Estate Agents are pleased to offer to the market this well presented and extended 2/3 bedroom semi -detached home situated in this popular part of Moulton. This property is sold with no onward chain and briefly comprises; entrance porch, lounge, family room/bedroom, dining room, kitchen, shower room and WC. To the first floor there are two double bedrooms. The property also benefits from a good sized driveway leading to the integral single garage. To the rear is a very well maintained and private rear garden. The property benefits from gas radiator heating and upvc double glazing and is attractive throughout.



**Tel: 01604 632433**

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**Porch**

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

**Lounge**

15' 2" x 11' 6" (4.62m x 3.51m) Upvc double glazed window to the front aspect. Radiator. Feature fireplace.

**Family Room/Bedroom**

11' 6" x 10' 5" (3.51m x 3.17m) Storage cupboard. Radiator. Opening to;

**Dining Room**

10' 0" x 6' 1" (3.05m x 1.85m) Upvc double glazed window to the front aspect. Radiator. Sliding patio doors to the rear garden.

**Kitchen**

9' 0" x 8' 0" (2.74m x 2.44m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset one and a half bowl sink and drainer unit with tap over. Fitted double electric oven, gas hob with extractor over. Upvc double glazed window to the rear aspect. Upvc double glazed door to the side aspect.

**Bathroom**

6' 5" x 5' 5" (1.96m x 1.65m) Fitted vanity unit with storage and sink. Shower cubicle. Tiling to walls. Upvc double glazed window to the side aspect.

**WC**

Two piece sink and WC fitted suite with upvc double glazed window to the side aspect.

**Landing**

Loft hatch. Doors off to;

**Bedroom One**

13' 4" x 11' 6" (4.06m x 3.51m) Upvc double glazed window to the front aspect. Radiator. Range of fitted bedroom furniture.

**Bedroom Two**

11' 6" x 11' 1" (3.51m x 3.38m) Upvc double glazed window to the rear aspect. Radiator.

**Front Garden**

A lawn with mature shrubs and bushes with a driveway for several vehicles leading to the garage. Pathway to the side aspect and leading to the rear secured by a timber gate.

**Rear Garden**

A block paved patio leads to a landscaped area with gravel and planted borders. Timber shed to the rear. Timber panelled fencing to the boundaries.

**Garage**

Accessed via metal up and over door.

