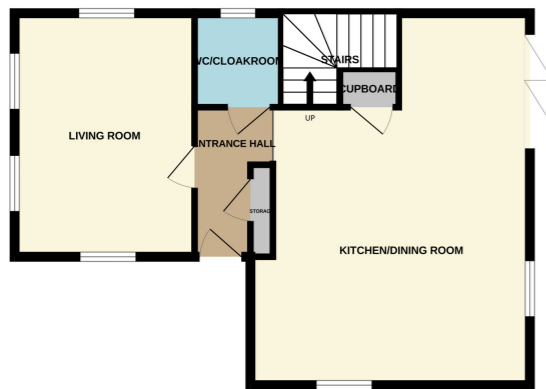
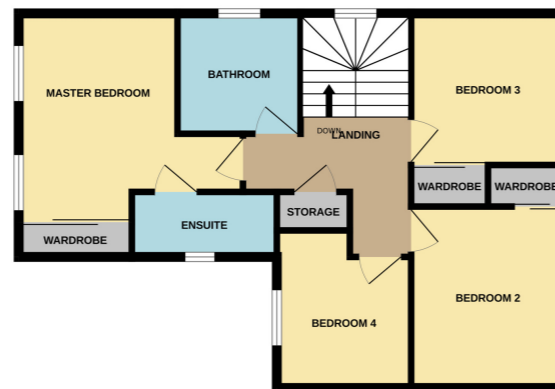


Make the right move!

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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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**22 Nightingale Drive, Moulton, Northampton.  
NN3 7WB.**

**£485,000 Freehold**

Edward Knight Estate Agents are delighted to introduce to the market, this beautifully presented four bedroom detached stone-built family home, ideally situated on the borders of the highly desirable village of Moulton, Northampton. Offering spacious and modern accommodation throughout, this superb property is perfectly suited for growing families seeking village living with excellent access to local amenities and transport links.

The accommodation comprises a welcoming and spacious entrance hall, a generous living room, and a convenient downstairs W/C cloakroom. To the rear of the property is a stunning open plan kitchen/diner, ideal for both everyday family life and entertaining, featuring bi-

**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.

### Entrance Hall

4' 8" x 9' 2" (1.42m x 2.79m)

Comprising of; UPVC front door upon entry. Access to Living Room, Staircase, Kitchen/Diner & W/C.

### Living Room

10' 8" x 14' 6" (3.25m x 4.42m)

Comprising of; Carpet flooring. UPVC double glazed windows to the front and side aspect. Radiator.

### Kitchen/Dining Room/Family Room

16' 8" x 22' 4" (5.08m x 6.81m)

Comprising of; Storage cupboard under stairwell. Integrated appliances such as; Double oven, fridge/freezer, dishwasher, electric hob with extractor fan over. Eye level and base level storage cupboards & drawers. Kitchen island centrally located and countertop space, along side the hob. 1 1/3 Sink with draining board and mixer tap over. Radiators. Bi-Folding doors leading to the rear garden. UPVC double glazed windows to the rear and side aspect.

### W/C & Cloakroom

5' 2" x 5' 7" (1.57m x 1.70m)

Comprising of; Hand wash basin with mixer tap over. W/C. Space and plumbing for washing machine and tumble dryer. UPVC double glazed window to the side aspect. Heated towel rail.

### Master Bedroom

9' 6" x 14' 5" (2.90m x 3.78m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed windows to the front aspect. Built in wardrobe storage with sliding doors to access. Door leading to Ensuite.

### Ensuite To Master

8' 1" x 3' 10" (2.46m x 1.17m)

Comprising of; W/C with inbuilt flushing system. Floating sink basin with mixer tap over. Shower cubicle with shower screen and inbuilt ceiling shower. Heated towel rail. UPVC double glazed window to the side aspect.

### Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed windows to the rear aspect. Built in wardrobe storage with sliding doors to access.

### Bedroom Three

9' 2" x 10' 10" (2.79m x 3.30m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed windows to the rear aspect. Built in wardrobe storage with sliding doors to access.

### Bedroom Four

7' 3" x 9' 6" (2.21m x 2.90m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed windows to the front aspect.

### Garage & Driveway

Comprising of; Driveway for three cars, single garage with power and lighting. EV Charging Point situated on the side aspect of the property.

