

Whites

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55 Boughton Lane Moulton NN3 7LE



PRICE: £125,000 Freehold

A charming modern home located on the outskirts of Moulton in close proximity to Moulton Park, with good road links to the A43 and A45. Accommodation comprises porch, living room with laminated flooring, study, modern and stylish kitchen/breakfast room with a range of units incorporating oven, hob and extractor, integrated dishwasher, washing machine, and a conservatory. The first floor has two double bedrooms, one with fitted wardrobes, and a modern bathroom. To the rear is an enclosed low maintenance garden. The property also benefits from double glazing, gas radiator central heating and a garage.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

ACCOMMODATION DETAILS.

GROUND FLOOR

ENTER VIA: UPVC double glazed door into:

LOUNGE: **13'8x11'6** (4.17m x 3.51m). UPVC double glazed window with views to front, open plan staircase leading to first floor, laminate flooring, radiator.

DINING ROOM: **8'9x7'1** (2.67m x 2.16m). UPVC French door onto the garden. Wood laminate flooring, radiator.

KITCHEN: **14'4x9'3** (4.37m x 2.82m). A range of modern wall and floor units providing plenty of storage and working area, stainless steel sink unit with mixer tap, tiling to splashback, built in stainless steel hob, double oven and extractor hood. Plumbing for washing machine, tiled floor, radiator, UPVC double glazed window.



CONSERVATORY: **7'5x6'9** (2.26m x 2.06m). UPVC with a door onto the rear garden.

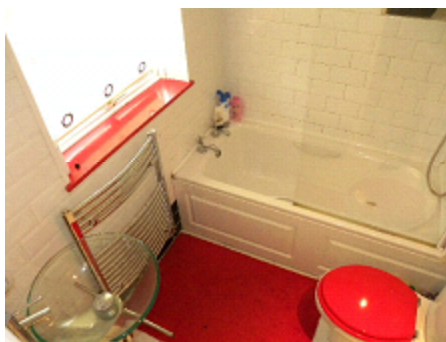
FIRST FLOOR

LANDING: Access to loft, cupboard.

BEDROOM 1: **15'5x8'4** (4.70m x 2.54m). UPVC double glazed bay window with views over the front, fitted wardrobes, radiator.

BEDROOM 2: **9'3x8'1** (2.82m x 2.46m). UPVC double glazed window overlooking the rear garden, radiator.

BATHROOM: A stylish modern suite with bath and shower over, low level WC and a glass bowl sink, chrome towel rail radiator, tiled walls, obscure UPVC double glazed window.



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OUTSIDE

FRONT GARDEN: Mostly laid to lawn with path leading to front door.

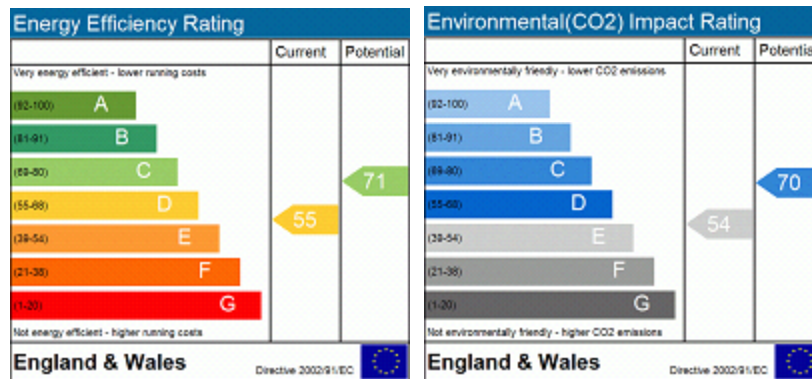
REAR GARDEN: A low maintenance garden enclosed by panelled fencing with gate for access.



GARAGE: Located in a block with close proximity to the property.

VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

ENERGY PERFORMANCE CERTIFICATE:



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