



Howard Lane
Boughton, Northampton





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Boughton, Northampton, NN2 8RS

TOTAL AREA: APPROX. 143.07 SQ. METRES (1540 SQ. FEET)

LOCATED WITHIN THE HIGHLY SOUGHT AFTER NORTHAMPTONSHIRE VILLAGE OF BOUGHTON, THIS THREE BEDROOM DETACHED CHALET-STYLE HOME OCCUPIES AN IMPRESSIVE PLOT OF APPROXIMATELY 0.25 ACRES AND OFFERS EXCELLENT POTENTIAL FOR FURTHER ENHANCEMENT.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
-





THE PROPERTY

The ground floor begins with a spacious entrance hallway featuring a vaulted ceiling and attractive galleried landing above. The hallway leads to a cloakroom, a generous living room with large sliding patio doors opening onto the rear garden, a separate dining room and a fitted kitchen. The kitchen benefits from a rear lobby and adjoining utility room.

Upstairs, the galleried landing leads to the principal bedroom, which features fitted wardrobes and extensive eaves storage. Across the landing is the second double bedroom, again with fitted wardrobes and generous eaves storage. Positioned between the two bedrooms, the third bedroom enjoys pleasant views over the rear garden. A family bathroom completes the first floor accommodation.



Externally, the property is approached via a large driveway providing ample parking and leading to a double garage. The front garden is predominantly laid to lawn with established planted borders. The private rear garden is a particular feature of the property, offering an excellent degree of space and seclusion. There is a substantial lawned area together with paved patio area, while the far end of the garden provides a mature, wooded section containing a shed and two greenhouses.

With its generous plot, versatile accommodation, excellent outdoor space and considerable potential, this is a property that needs to be viewed to be fully appreciated.

EPC Rating TBC. Council Tax Band E.



LOCATION

The village of Boughton is situated on the northern fringe of Northampton, four miles from the town centre. The thriving community supports many active clubs and societies and has a primary school, church, village hall, public house, pocket park and cricket ground. Further amenities to include small supermarkets, petrol station, post office and secondary schooling can be accessed in the neighbouring village of Moulton less than two miles away. The A508 Market Harborough to Milton Keynes road runs directly alongside the village and in turn gives access to the A14 before leading to both the M1 and M6 motorways at Catthorpe interchange. Northampton is the nearest mainline rail access point for London Euston and Birmingham New Street although Wellingborough, which is some 11 miles east of Boughton, also offers services to London St Pancras International and Nottingham.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

TOTAL AREA: APPROX. 143.07 SQ. METRES (1540 SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

1540 ft²

143.2 m²

Reduced headroom

21 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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