

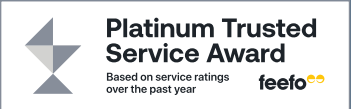


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# Boughton Hill Gardens, Harborough Road North, Northampton, NN2 8GS

£735,000 Detached

4 3 2



Department: Sales

Tenure: Freehold





## Property Summary

Perfectly positioned between Kingsthorpe and Boughton offering both countryside and a multitude of local amenities on its doorstep is this superbly modern four bedroom detached family home boasting an large kitchen / dining / family room, four double bedrooms, two en-suite bathrooms, separate study.

## Features & Utilities

- ✓ Large Modern Family Home
- ✓ Four Double Bedrooms, Two With En-Suite
- ✓ Expansive Kitchen / Dining / Family Room With Bi-Fold Doors
- ✓ Wiser Mobile App Heating
- ✓ Galleried Landing
- ✓ Vaulted Ceilings
- ✓ Off Road Parking, Garage & EV Point
- ✓ Southerly Facing Garden
- ✓ Option To Purchase Fully Furnished (By Separate Negotiation)
- ✓ No Chain



## Property Overview

Perfectly positioned between Kingsthorpe and Boughton offering both countryside and a multitude of local amenities on its doorstep is this superbly modern four bedroom detached family home boasting an large kitchen / dining / family room, four double bedrooms, two en-suite bathrooms, separate study, westerly facing garden, off road parking and a garage.

When entering the hallway you are immersed in light thanks to its spectacular high ceilings, sky light windows and galleried landing above. From here you have access to the WC, study, sitting room and an impressive kitchen / dining / family room. This high spec kitchen is complete with a large central island, quartz worktops, trio of Siemens ovens, wine chiller, fridge, freezer, dishwasher and Quooker tap. There is also room for a large dining table and lounge area beyond which is access to the utility room and bi-fold doors onto the garden.

Walking up the stairs you are again welcomed with a fantastic sense of light and space while standing on the galleried landing with glass balustrades which provides access to all bedrooms and the family

bathroom. The large principal bedroom boasts a dressing area and four piece en-suite. Bedroom two also benefits from its own en-suite shower room.

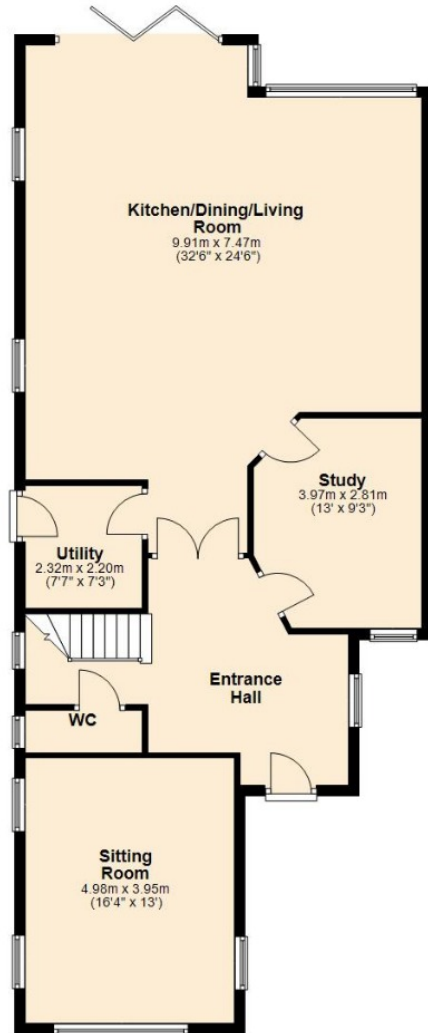
The further two bedrooms are doubles and have use of the family bathroom.

Outside to the front is a large block paved driveway providing ample off road parking, single garage and an EV car charging point. The rear garden is great for families and entertaining with its paved patio, lawned and decked areas.

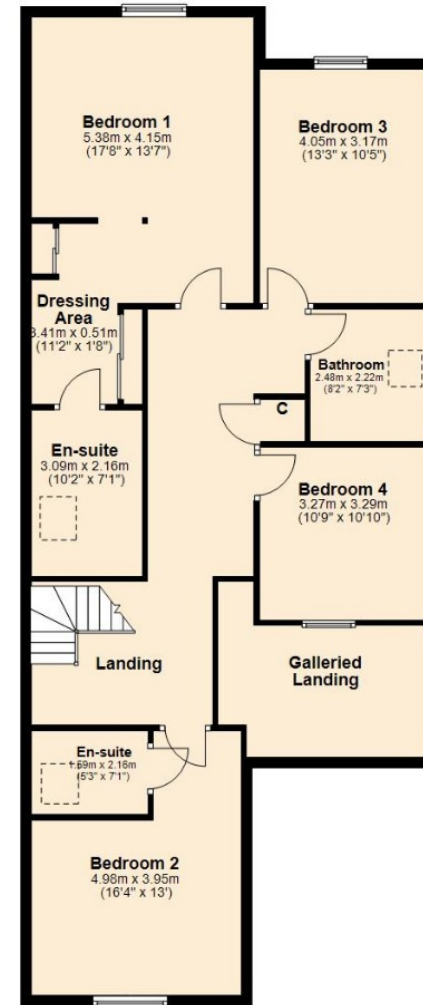
EPC Rating B. Council Tax Band G.

# Floorplan

Ground Floor



First Floor



Total area: approx. 231.9 sq. metres (2495.6 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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