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Butchers Lane, Boughton, NN2 8SH

£700,000 Detached

4 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

PEACEFULLY POSITIONED ON A QUIET LANE WITHIN THE HIGHLY DESIRED VILLAGE OF BOUGHTON IS THIS STONE BUILT FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN HEAVILY IMPROVED AND EXTENDED BY THE CURRENT OWNER.

Features & Utilities

- ✓ Enviaible Village Location
- ✓ Four Double Bedrooms
- ✓ Character Features
- ✓ En Suite To Master
- ✓ Enclosed & Mature Rear Garden
- ✓ Off Road Parking & Double Garage

Property Overview

Leading from the entrance hall is a cloakroom, dining room with bay window and window seat, dual aspect sitting room with log burning stove set in an inglenook fireplace. The kitchen / breakfast room with fitted with a range of units and has French doors to leading out the rear.

On the first floor there is a study area, main bedroom with fitted wardrobes and an en-suite with double shower cubicle, three further bedrooms and a family bathroom.

A wrought iron gate gives access to the driveway which provides ample off road parking leading to the double garage. There is a private south westerly facing rear garden which is mainly laid to lawn with established bedded borders, pond and stone paved patio area.

EPC Rating D. Council Tax Band G.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

DINING ROOM

KITCHEN / BREAKFAST ROOM

FIRST FLOOR

LANDING

STUDY AREA

BEDROOM ONE (EN-SUITE)

THREE FURTHER BEDROOMS

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band G

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

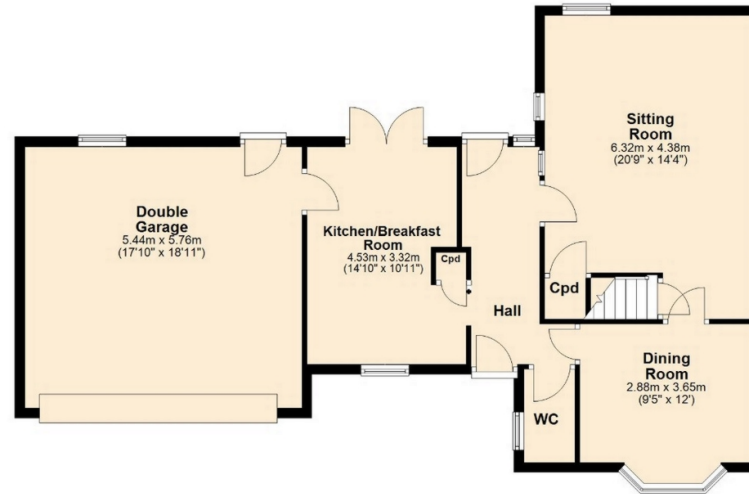
Parking – Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Ask Agent
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

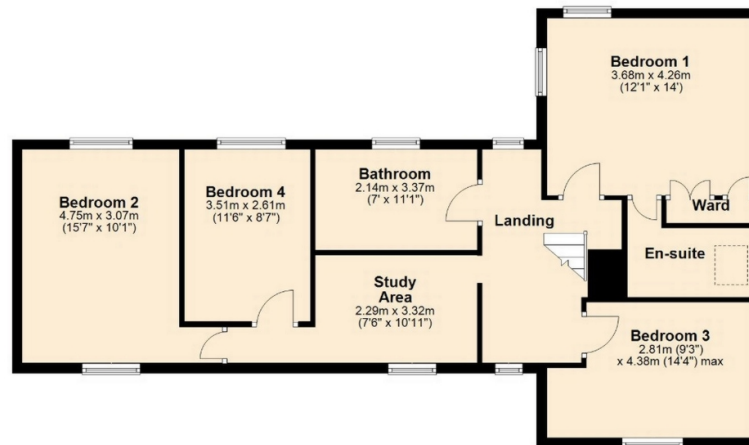
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

Floorplan

Ground Floor



First Floor





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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