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Butchers Lane, Boughton, Northampton, NN2 8SH

£700,000 Detached

4 2 2



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over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Peacefully positioned on a quiet lane within the highly desired village of Boughton.

Features & Utilities

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



Property Overview

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. With the original property dating back to 1680, the house boasts character features including exposed beams and an inglenook fireplace, en suite to master bedroom, study area, double garage and a mature enclosed rear garden. In brief the accommodation comprises entrance hall, WC, dining room, living room and kitchen breakfast room. First floor landing with study area, bedroom one with en suite, three further doubles and a family bathroom. Outside to the front is a front garden with gravelled beds and a generous driveway that leads toward a double garage. The rear garden is fully enclosed by a stonewall and mainly laid to lawn with mature bedded borders and a paved patio area. There is an additional and secluded side garden laid to lawn and with a greenhouse. EPC Rating: D

ENTRANCE HALL

Entrance via uPVC obscure double glazed front door. uPVC double glazed window and door to rear elevation. Radiator. Tiled flooring.

WC

Glazed window to side elevation. Radiator. Suite comprising dual flush WC and wall mounted wash hand basin with mixer tap over and storage cupboard below. Tiled splash backs. Tiled flooring.

DINING ROOM 2.88m x 3.65m (9'5 x 12'0)

uPVC double glazed bay window to front elevation with window seat. Radiator. Wall light points. Door to:

SITTING ROOM 6.32m x 4.38m (20'9 x 14'4)

Windows to rear and side elevations with secondary glazing. Two radiators. Log burning stove set within inglenook fireplace with tiled hearth. Television aerial point. Door leading to stairs rising to first floor landing.

KITCHEN / BREAKFAST ROOM 4.53m x 3.32m (14'10 x 10'11)

uPVC double glazed window to front elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Built in double oven. Built in gas hob with extractor hood over. Space and plumbing for white goods. Door to storage cupboard. Recessed ceiling spotlights. Tiled flooring. Tiled splash backs. uPVC double glazed French doors to rear elevation. Door to garage.

FIRST FLOOR LANDING

Windows to front and rear elevations. Access to loft space. Covings.

STUDY AREA 2.29m x 3.32m (7'6 x 10'11)

Window to front elevation. Radiator. Telephone point.

BEDROOM ONE 3.68m x 4.26m (12'1 x 14'0)

uPVC double glazed window to side elevation. Window to rear elevation with secondary glazing. Radiator. Fitted wardrobes. Television aerial point. Door to:

EN-SUITE

Double glazed skylight. Radiator. Suite comprising double shower cubicle with electric shower, WC and wall mounted wash hand basin with mixer tap over and storage cupboard below. Tiled splash backs. Shaver point. Wall lights.

BEDROOM TWO 4.75m x 3.07m (15'7 x 10'1)

Double glazed windows to front and rear elevations. Radiator. Exposed wooden flooring. Television aerial point.

BEDROOM THREE 2.81m x 4.38m (9'3 x 14'4)

uPVC double glazed window to front elevation. Radiator. Television aerial point. Wall lights.

BEDROOM FOUR 3.51m x 2.61m (11'6 x 8'7)

Window to rear elevation. Radiator. Exposed stone feature wall. Telephone point.

BATHROOM 2.14m x 3.37m (7'0 x 11'1)

Obscure glazed window to rear elevation. Radiator. Suite comprising corner bath with mixer tap and shower over, pedestal wash hand basin and dual flush WC. Tile effect vinyl flooring. Recessed ceiling spotlights. Airing cupboard.

OUTSIDE

FRONT GARDEN

Wrought iron gate giving access to a concrete driveway providing ample off road parking and leading to the double garage. Raised gravel beds. Steps up

to a side garden which is laid to lawn with bedded shrubs and trees. Greenhouse. Picket gate to rear garden.

DOUBLE GARAGE 5.44m x 5.76m (17'10 x 18'11)

Up and over door. Power and light connected. Window to rear elevation. Obscure glazed door to rear elevation. Door to kitchen.

REAR GARDEN

A private south westerly facing garden which is mainly laid to lawn with established bedded borders housing a variety of plants, shrubs and trees. Pond. Picket side access gate. Stone paved patio area. Picket gate to side garden. Enclosed by stone walling.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

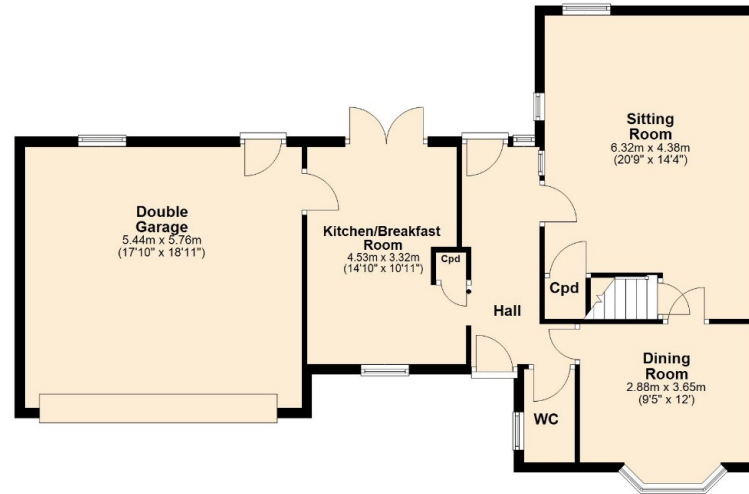
Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTES

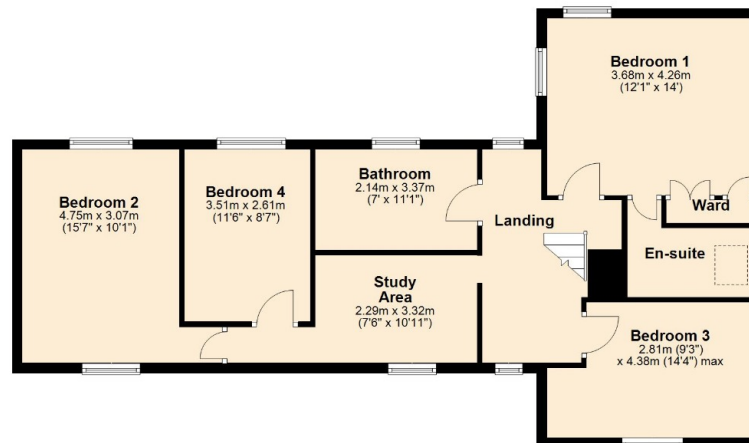
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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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