

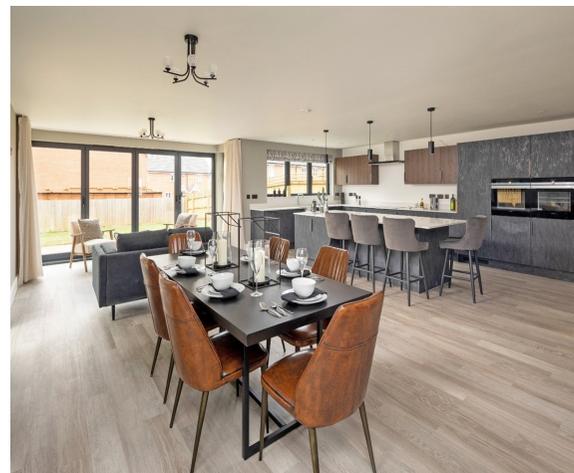


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Harborough Road North, Kingsthorpe, NN2 8GS

£750,000 Detached

4 3 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year



Department: Sales

Tenure: Freehold





Property Summary

Situated within an exclusive executive development of eco-efficient detached family homes located on the outskirts of Kingsthorpe and Boughton village.

Features & Utilities

- ✓ Eco-Efficient
- ✓ Detached Family Home
- ✓ Living Room & Snug
- ✓ Open Plan Kitchen / Dining / Family Room
- ✓ Four Bedrooms
- ✓ Two En-Suites & Family Bathroom
- ✓ Garage & Parking
- ✓ Rear Garden



Property Overview

Situated within an exclusive executive development of eco-efficient detached family homes located on the outskirts of Kingsthorpe and Boughton village. Constructed in 2022 The Larkspur design offers 2475sq ft of accommodation across two floors and combines modern day and smart living with high eco efficiency. Vaulted ceilings to the second floor allowing light to flood through. You will be a short walk from one of Northamptonshire's most desirable villages, 'Boughton', which has thriving community as well as a highly regarded primary school and public house. Further amenities are a short walk away including a small supermarket serving Costa Coffee, post office, Chinese takeaway and the Lasaan Indian restaurant (The Chronicle and Echos' restaurant of the year 2019). Less than a mile away is Smiths Farm Shop, a family run business since 1958, the farm shop home grows many of their produce to include potatoes and pumpkins. Across from here is the Windhover Public House, which is an ideal place to stop for a bite to eat before walking or cycling along the Brampton Valley Way, which stretches from here to Market Harborough via the Brampton Halt Public House. EPC Rating B. Council Tax Band G.

The property features the highest standard of finishes with high quality appliances and latest technology. Hi-tech additions include web enabled underfloor heating, dimmable LED lighting, CAT 6 network, Sky cabling and automated garage doors. Other benefits include an integral garage with additional off road parking. Great thought has been given to the site layout and design with the properties in cul-de-sac settings with individual block paved driveways to each property.

Constructed by Eco-Efficient Homes Ltd, each property at Boughton Hill Gardens is fitted out to an exceptionally high standard and has remaining warranty within the original 10 year structural warranty.

RECEPTION HALLWAY

Entrance via modern composite door. Recessed spotlights. Underfloor heating. Oak and glass stylish staircase. The gallery stairs with 1st floor balustrade overlooking the hallway. The main feature is a floating 1st floor walkway with twin roof lights in the apex of the roof that allow light to flood in.

CLOAKROOM / WC

Obscure double glazed window to the side. Underfloor heating. Fitted with a two piece Porcelanosa suite. Floor and walls tiles.

LIVING ROOM 5.00m x 4.00m (16'5 x 13'1)

Double glazed window to the front and side. Underfloor heating.

SNUG/PLAYROOM 3.60m x 3.30m (11'10 x 10'10)

Double glazed window to the front and side. Underfloor heating. Doors to the Kitchen/Breakfast/Family room and the Reception Hallway.

KITCHEN / DINING / FAMILY ROOM 8.40m x 7.50m (27'7 x 24'7)

A fabulous, open plan, spacious room for everyday modern family living. This room is very much the 'hub' of these homes and ideal for entertaining or spending quality time with loved ones. The fully opening, 4m wide aluminium bi-fold doors really brings the inside and outside environments together for enjoyment throughout the spring, summer and autumn months. Double glazed windows to the rear and side. Underfloor heating. Renowned for their quality and sleek appearance each kitchen is fitted with quality appliances from Siemens; double ovens, inductive hobs, integral fridge and freezer, dishwasher and Quartz work surfaces. Large central island along with a range of fitted wall, base and draw units.

UTILITY ROOM 2.30m x 2.20m (7'7 x 7'3)

Double glazed door to the side. Fitted with a range of base units. Quartz worktops with underslung sink. Ideal Logic gas boiler. Underfloor heating. Extractor fan.

FIRST FLOOR LANDING

Galleried landing overlooking the hallway with a feature floating walkway. Two Velux windows. Vaulted ceiling. Doors to:

PRINCIPLE BEDROOM 6.10m x 4.10m (20'0 x 13'5)

Full length double glazed window to the rear. Vaulted ceiling. Two radiators. Doorway to the dressing room and door to the en-suite.

DRESSING ROOM

Double glazed Velux window.

EN-SUITE

Double glazed Velux window. Three piece Porcelanosa suite. Fitted with a walk in shower with twin chrome shower attachments, wall hung wash hand basin, and w.c. Tiled to splash backs and floor. Chrome heated towel rail. Vaulted ceiling. Extractor fan.

BEDROOM TWO 5.00m x 4.00m (16'5 x 13'2)

Double glazed window to front. Radiator. Vaulted ceiling. Door to en-suite.

EN-SUITE

Double glazed Velux window. Three piece Porcelanosa suite. Fitted with a double shower cubicle with twin chrome shower attachments, wall hung wash hand basin, and w.c. Tiled to splash backs and floor. Chrome heated towel rail. Vaulted ceiling. Extractor fan.

BEDROOM THREE 4.90m x 3.20m (16'1 x 10'6)

Double glazed window to the rear. Vaulted ceiling. Radiator.

BEDROOM FOUR 3.70m x 3.30m (12'2 x 10'10)

Double glazed window to the front. Vaulted ceiling. Radiator.

FAMILY BATHROOM 2.70m x 2.20m (8'10 x 7'3)

Double glazed Velux window. Four piece Porcelanosa suite. Fitted with a double shower cubicle with twin chrome shower attachments, wall hung wash hand basin, panelled bath, and w.c. Tiled to splash backs and floor. Chrome heated towel rail. Vaulted ceiling. Extractor fan.

OUTSIDE

FRONT GARDEN

Approached via an attractive block paved driveway. Electric EV Link charge point.

GARAGE

A detached garage with electric up and over door, power and lighting connected.

REAR GARDEN

Enclosed by timber fencing. Outside tap.

FURTHER INFORMATION

The underfloor heating systems has separate zones for each room on the ground floor individually thermostatically controlled from it's own wall mounted controller. First floor radiators also get a smart WiFi thermostatic valve linked to the hub and like the underfloor controlled remotely from the wiser app. The app further supports other smart home appliances. All lighting in the property whether down lighters or pendants is equipped with low energy LED light sources and these are matched to LED dimmers in the main living areas. All electrical outlets/switches on display in the house are from the premium

quality Schneider Electric Lisse Deco range – Mocca Bronze. They feature screwless full metal cases that clip over the device after decoration. The houses are fitted with LED lighting dimmers and ample outlets, many equipped with USB outlets. Houses benefit from elegant contemporary aluminium windows in dark grey but by virtue of their double glazing further enhance the energy efficiency of the property. These houses are constructed using the latest Kingspan TEK Building System of Structural Insulation Panels (SIPs). Kingspan are one of the largest and well-known manufacturers in this space. The panels are used in both the walls and the roof and provide an airtight and high thermal efficient property. When coupled with the deeply insulated floor and the triple glazed windows.

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 – None

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – 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





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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