

GREENER **Country** HOUSES & COTTAGES

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627

[www.richardgreener.co.uk](http://www.richardgreener.co.uk)



ESTATE AGENTS



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36 Humfrey Lane, Boughton, Northampton, NN2 8RL



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This stunning three-bedroom cottage has been fully refurbished and renovated to an exceptional standard throughout. Nestled in one of Northamptonshire’s most sought-after villages, it offers the perfect blend of modern comfort and countryside charm. The current owners have completely transformed the property, with every detail thoughtfully considered and beautifully finished. The ground floor features a welcoming reception room and a stylish kitchen with a breakfast area, ideal for everyday living and entertaining. On the first floor, you’ll find two well-proportioned bedrooms and a contemporary shower room. The top floor is dedicated to a luxurious main bedroom suite, complete with its own en-suite facilities, providing a peaceful and private retreat. Outside, the property enjoys a private, sunny garden and off-road parking for two vehicles, a rare find in such a picturesque setting. This is a truly delightful home that combines character, quality, and modern living in an idyllic rural location.

Price £399,950

### ACCOMMODATION

#### GROUND FLOOR

##### LOUNGE

13'09 x 10'07

Entered via a solid oak, part-glazed front door, the property opens into a welcoming living area featuring beautiful engineered oak floorboards and ceiling spotlights. This room has been fully refurbished, including replastered walls, a new ceiling, updated skirting boards, modern heating, and fresh decoration throughout. There is useful under-stairs storage, with a staircase rising to the first floor. Natural light floods the space through a rear window and a triple-casement window to the front elevation. A wall-mounted TV point is neatly integrated above a contemporary feature fireplace with a heated insert below. On either side of the fireplace, elegant archways lead through to:



##### KITCHEN

16'08 x 6'08

The kitchen has been completely refitted with an extensive range of floor and wall-mounted cabinets, complemented by granite worktops with matching upstands and splashbacks. Integrated appliances include a dishwasher, fridge/freezer, and a four-ring gas hob with extractor above, as well as an integrated oven with microwave positioned conveniently to the side. A classic Belfast sink enjoys a pleasant outlook through a three-casement front window fitted with shutters, while a further three-casement window to the rear elevation features a charming window seat beneath. The room is tastefully decorated and offers ample space for a breakfast table, with a radiator providing additional comfort. Steps lead back through to the living room, maintaining a seamless flow throughout the ground floor.



#### BREAKFAST AREA



#### FIRST FLOOR

##### LANDING

14'03 x 8'09

With built in storage providing a linen cupboard there are doors leading through to:-



##### BEDROOM TWO

11'04 x 8'02

A two casement window to the front elevation with a column radiator below. This room has been decorated tastefully with an integrated children's bed with storage below and shelves to the side. There is still space for a double bed with carpet fitted.



##### BEDROOM THREE

11'03 x 6'08

Tastefully decorated for a children's room with space for a single bed, there is wood panelling to the walls, spotlights to the ceiling with carpet fitted and a two casement window to the front elevation with column radiator below.



##### SHOWER ROOM

8'04 x 4'09

Suite comprising of double shower cubicle with rain water shower head above and hand held shower attachment, fully tiled with Corian wall hung sink, WC, half tiled walls with extractor and spotlights above.



#### SECOND FLOOR

##### BEDROOM ONE

13'05 x 11'05

With a dormer window to the front elevation and a Velux window to the rear elevation there is integrated storage with space for a double bed, carpet fitted with column radiator connected. Steps lead down to:-



##### ENSUITE

6'07 x 7'06

Suite comprising of freestanding bath with tiled walls and floor with WC, wash hand basin, Velux window to the front elevation and storage to the eaves.



#### OUTSIDE

The property is approached by a shared pathway leading to steps to the right where there is the raised garden.

#### GARDEN

Well elevated giving a high degree of privacy with mature shrub borders and well stocked and mainly laid to lawn and benefiting from a sunny south facing aspect.

#### PARKING

There is tandem double off road parking to the side of the neighbours garage. The clients do have approved planning permission for a garage to be built.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band C

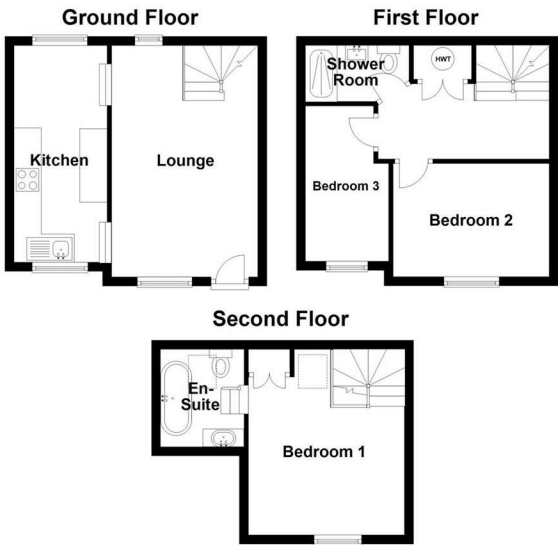
#### LOCAL AMENITIES

Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There is a country park and sailing club at nearby Pitsford Reservoir and the Northampton County Golf Course is at Church Brampton. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe.

#### HOW TO GET THERE

From Northampton proceed in a northerly direction on the A508 through Kingsthorpe shopping centre onto the Harborough Road North. Proceed out of the town and at the roundabout junction beyond Whitehills turn right sign posted to Boughton along Vyse Road. Continue as the road bears left towards the centre of the village and take the second turning on the right into Humfrey Lane. Follow this road around past the turning on the right for Howard Lane where the property can then be found on the right hand side.

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Not to scale. For illustrative purposes only