

LOCAL AMENITIES

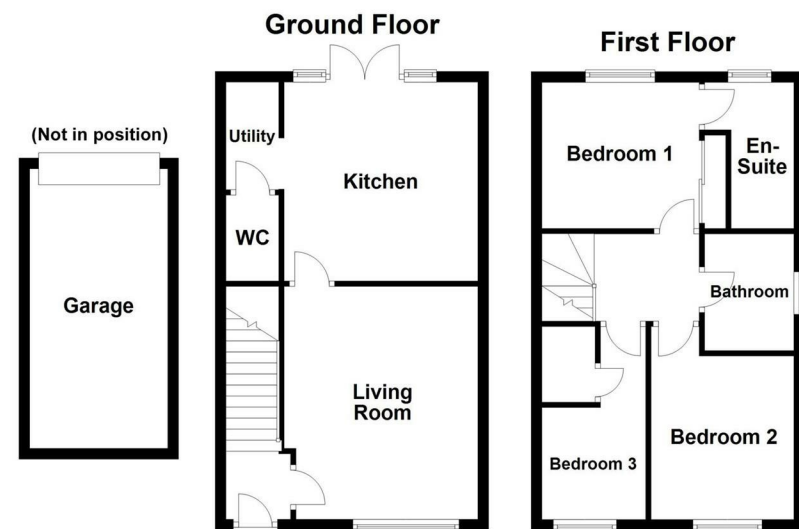
Within the village of Boughton there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. There is a country park and sailing club 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 town centre proceed in a northerly direction on the A508 passing out of the town centre towards Kingsthorpe and follow the road as it branches to the right passing the parade of shops and continue past the BP garage and through the traffic lights and heading towards the village of Boughton. Upon approaching the roundabout take the left hand turning and at the next roundabout turn left into Buckton Fields. Take the first left again into Glebe Road where the property can be found on the left hand side.

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5 Glebe Road, Boughton, Northampton, NN2 8ET



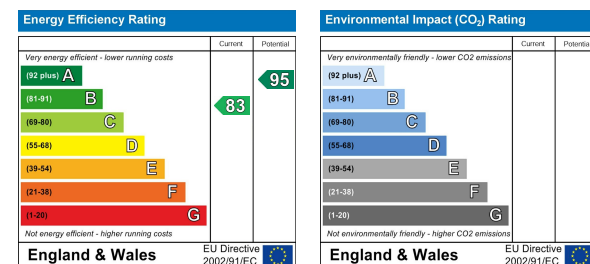
For illustration purposes only - not to scale



Asking Price £310,000 Freehold

A modern three bedroomed detached property situated in a quiet road in the popular residential area of Buckton Fields. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and utility room and to the first floor there are three bedrooms with ensuite to bedroom one and a family bathroom. Outside there is a front garden and driveway giving off road parking for two cars and leading to the single garage. The rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and privacy.

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5 Glebe Road, Boughton, Northampton, NN2 8ET

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door, stairs rising to the first floor, radiator and doors leading to:-

LOUNGE

14'4 x 12'1

UPVC double glazed window to the front, radiator, understairs storage cupboard and door to:-



KITCHEN/DINER

12'8 x 12'0

Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob, extractor, fridge/freezer, plumbing for washing machine, UPVC double glazed windows and French doors to the rear garden. An archway leads to:-



UTILITY ROOM

6'5 x 3'3

Worktop, gas wall mounted combination boiler housing cupboard, space for dryer and door leading to:-

CLOAKROOM

Suite comprising WC, wash hand basin and extractor.

FIRST FLOOR

LANDING

Loft access and doors leading to:-

BEDROOM ONE

9'6 x 9'2

UPVC double glazed window to the rear, built in double mirrored wardrobe, radiator and door to:-



ENSUITE

8'8 x 5'9

Suite comprising WC, wash hand basin, double walk in shower with glass centre opening doors, towel wall mounted radiator, extractor and UPVC double glazed window with obscure glass to the rear.



BEDROOM TWO

11'9 x 6'5

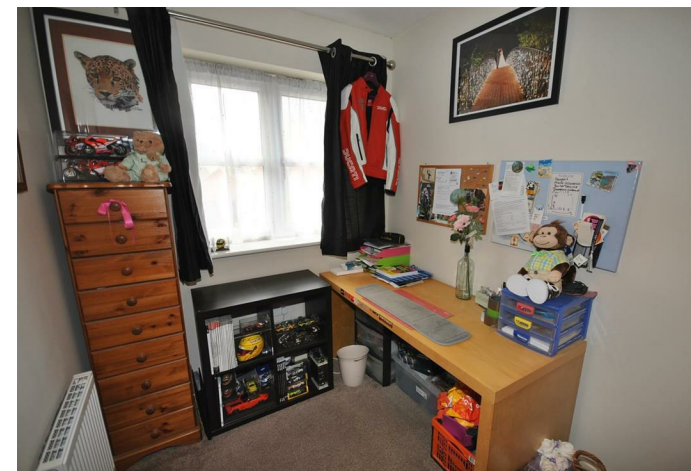
UPVC double glazed window to the front, storage cupboard and radiator.



BEDROOM THREE

10'4 x 8'8

UPVC double glazed window to the front and radiator.



BATHROOM

7'0 x 5'5

Suite comprising WC, panelled bath with shower attachment, wall mounted towel radiator, extractor and UPVC double glazed window with obscure glass to the side.



OUTSIDE

FRONT GARDEN

The front garden is mainly laid to lawn with mature bushes, pathway to the front door and tarmac driveway giving off road parking for two cars and leading to the single garage.

SINGLE GARAGE

Metal up and over door.

REAR GARDEN

The rear garden has a patio area and the remainder of the garden is mainly laid to lawn with mature bushes and trees, enclosed by wood panel fencing and brick walling, secure gated access to the side and the rear garden enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 230222