



Hunters Gate, 5 Howard Lane, Boughton, Northampton, Northamptonshire, NN2 8RS

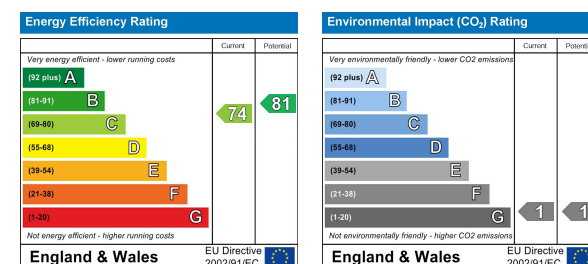


For illustration purposes only - not to scale

Price £775,000 Freehold

This very substantial individual modern detached house has been extended and refurbished by the present owners who have lived there for some twenty years and offers spacious four bedroomed accommodation extending to approximately 2,400 square feet. The interior includes four reception rooms and study, a 19' long kitchen/breakfast room, two bedrooms with en suite facilities and family bathroom. The established lawned gardens include a variety of fine specimen trees, the plot extending to approximately 0.25 of an acre and at the far end there is a substantial Pine log cabin of approximately 700 square feet ideal for use as a work from home office.

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'05" x 5'10"

Approached through a PVCU partly glazed front door the hall contains the stairs rising to the first floor and there is a built in cloaks cupboard and panel glazed doors leading to two of the reception rooms.

CLOAKROOM

With an ivory suite of bracket wash basin and WC.

LOUNGE

17'0" x 16'9" maximum

An L shaped room with a coved ceiling and open hearth fireplace with gas living flame fire and a limestone mantle. There is a three casement bay window to the front elevation and an archway leading to:-

GARDEN ROOM

11'2" x 9'0"

With underfloor central heating there is a two casement window to the side elevation and a sliding double glazed patio door opening to the rear terrace and garden.

STUDY

10'7" x 9'5"

With a two part ceiling, fitted shelving and a two casement window to the front elevation.

MUSIC ROOM

12'3" x 10'8"

Also with a two part coved ceiling and an archway leading to:-

DINING ROOM

13'0" x 9'6"

Also with underfloor heating this room has a coved ceiling and sliding double glazed patio door opening to the rear terrace and garden.

KITCHEN/BREAKFAST ROOM

19'2" x 11'11"

Re-fitted by Bells of Northampton with SieMatic floor and wall cabinets with laminated working surfaces and Franke Porsche design sink with mixer tap. There are both Gaggenau and Neff ovens, Gaggenau four place hob beneath a cooker hood and a Gaggenau automatic dishwasher. The kitchen contains a built in broom cupboard

and the airing cupboard and there is space for an American style fridge/freezer. A window and door open to the rear garden and a further door leads to:-

UTILITY ROOM

15'0" max x 5'9"

With further floor and wall cabinets with stainless steel sink unit and plumbing for washing machine and point for tumble dryer. An internal door leads to:-

GAMES ROOM

17'8" x 4'7"

Formerly a double garage this room now has a laminate floor and two part ceiling with PVCU window and door to the front driveway giving independent access.

FIRST FLOOR

LANDING

17'7" x 10'8" maximum

With twin two casement windows to the front elevation there is a built in linen cupboard with slatted shelving and access to an inner landing leading to:-

MASTER BEDROOM SUITE

BEDROOM ONE

19'3" x 12'0"

A spacious room with a extensive range of solid maple wardrobes fitted by Bells of Northampton with chest of drawers and bedside cabinets and a concealed access to the shower room en suite. There are windows overlooking the rear garden.

SHOWER ROOM EN SUITE

7'4" x 7'1"

Comprising an Aqualisa electronic shower suite with Villeroy and Boch wash basin and WC. This room is ceramic tiled from floor to ceiling, has a vertical heated towel rail and a mirror fronted medicine cabinet with light over.

GUEST SUITE

BEDROOM TWO

15'0" x 9'0"

With a built in wardrobe and a vanity wash basin with cupboards under and mixer tap over. A door leads to:-

SHOWER ROOM EN SUITE

With 1,500mm ceramic tiled Aqualisa electronic shower with sliding glazed door, WC and vertical heated towel rail.

BEDROOM THREE

17'0" x 10'9"

A through room with a range of fitted wardrobes by Strachan, vanity wash basin with mixer tap over and windows to both front and rear elevations.

BEDROOM FOUR

10'7" x 9'0"

With built in wardrobes with two casement window to the rear elevation and roof void access hatch leading to:-

ATTIC ROOM

19'8" x 7'6"

Approached via a retractable ladder the attic room is lined and has a boarded floor and there are twin Velux roof lights to the rear elevation.

FAMILY BATHROOM

8'10" x 5'10"

With a white Villeroy and Boch suite with panelled bath with mixer tap, quadrant shower cubicle, WC and wash basin. There is a vertical heated towel rail, mirror fronted cabinet with light over and window to the rear elevation.

OUTSIDE

Hunters Gate stands back from Howard Lane behind an established Yew hedge with a private gravelled driveway leading to a parking/turning area in front of the house and where there is a half moon shaped lawn and a variety of mature trees including a tall Cupressus, flowering Cherry, Acer, Prunus and a fine specimen Gleditsia Sun Burst Tree. A pedestrian gate gives access to the rear garden.

REAR GARDEN

Approached via an Indian stone terrace running across the width of the property where there is external water. The terrace leads onto a level lawn which stretches away from the house in a southerly direction bounded by well stocked shrub and flower borders which contain a variety of mature small trees including Cedar, Crabapple, Ginkgo, Hazel and Apple. There is an attractive ornamental pond and a pathway leads to the far end of the garden where there is a greenhouse and a pine log cabin.

PINE LOG CABIN

This substantial building has a pitched roof and comprises three rooms incorporating the principal room measuring 21'10 x 15'0 which has a floating hardwood floor, lights and power connected. There is a workshop measuring 14'11 x 8'0 and at the rear at substantial garden store/implement shed measuring 26'5 x 10'3.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is partly through radiators and part underfloor from a Worcester gas fired boiler also providing domestic hot water through a mains pressure unvented hot water cylinder. The property benefits from replacement PVCU double glazing.

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.

COUNCIL TAX

Daventry District Council - Band F

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road to the traffic light junction with St Andrews Road. Carry straight on through the traffic lights to the next traffic light junction adjacent to the Cock Inn at Kingsthorpe. Carry straight on travelling north sign-posted towards Market Harborough along the Harborough Road and continue out of the town passing the White Hills Pub on the left hand side. At the next roundabout, turn right sign posted to Boughton and proceed into the village along Vyse Road. Take the first turning on the right and into Howard Lane where the property stands on the right hand side.

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For further information on viewing call 01604 230222