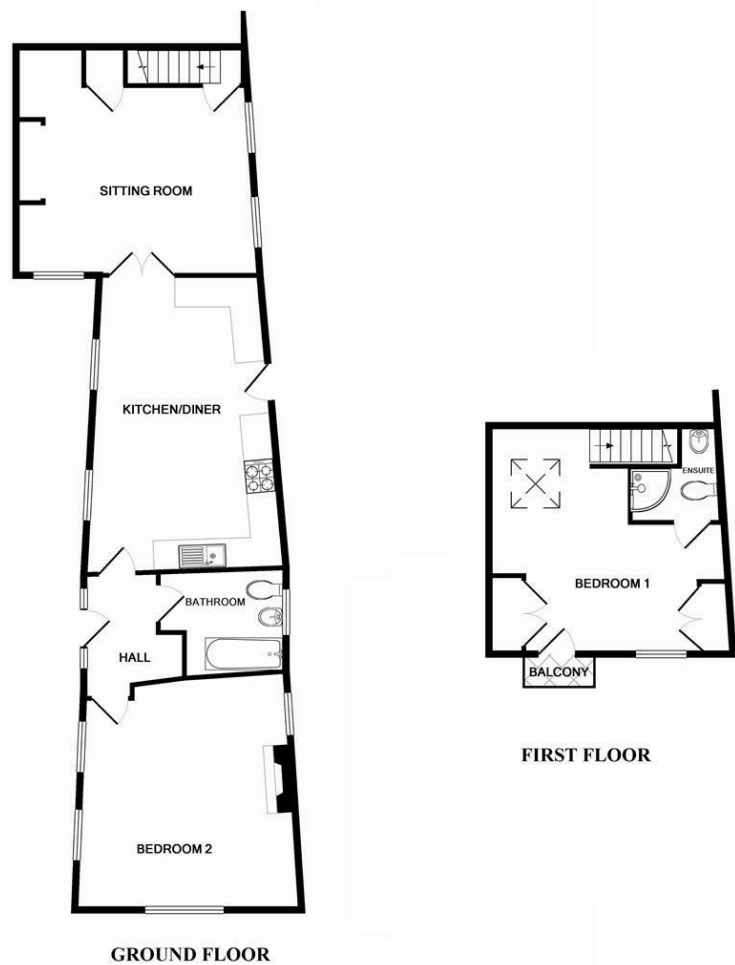




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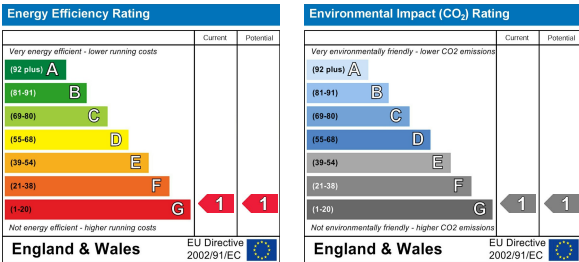
53 Humfrey Lane, Boughton, Northampton, Northamptonshire, NN2 8RQ



Asking Price £325,000 Freehold

This very spacious two bedroomed period stone cottage is located in the heart of the Boughton village Conservation area and is constructed of partly rendered stone beneath a pitched tiled roof. The cottage was formerly a country workshop and as a consequence has very well proportioned ground floor rooms including a 19 foot long kitchen/breakfast room and a living room measuring 18 x 15 feet. On the first floor there is a studio style master bedroom suite with a door opening to a Juliet balcony. The property is available with vacant possession and no upward chain.

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

6'11" x 5'10"

Approached through a leaded light style double glazed front door, the hall has a ceramic tiled floor, a wall light point and partly glazed doors leading to the ground floor bedroom two, the bathroom and the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

19'7" x 11'2"

Fitted with high quality oak fronted floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl sink unit and a stainless steel low level Beaumatic oven with four place gas hob standing beneath a concealed cooker hood. A dresser unit with polished granted worktop houses the built-in fridge and there is also a built-in Whirlpool automatic dishwasher. There is plumbing for a washing machine, windows to the front elevation and a door to the rear elevation. Double leaf panel glazed doors open to:-



BREAKFAST AREA



LIVING ROOM

18'4" x 15'5"

With an attractive stone inglenook fireplace housing the gas living flame log fire fitted with a catalytic converter, this room has TV and wall light points and contains the closed stairs rising to the first floor, beneath which there is an understairs storage cupboard with power connected. There is a casement window to the front elevation.



BATHROOM

7'00" x 7'00" maximum

With a suite of panelled bath, pedestal wash basin and WC, there is a fitted medicine cabinet, a two casement window to the rear elevation and ceramic tiled splash areas.



BEDROOM TWO

16'4" x 14'4"

Another very spacious room with a sealed cast iron fireplace, windows to three elevations, TV and wall light points and a window seat with box cupboard under.



FIRST FLOOR

MASTER BEDROOM SUITE

BEDROOM ONE

21'11" x 16'5" maximum

A large double bedroom with exposed A frame timbers and a casement door opening to a walk on Juliet balcony. There are fitted wardrobes with shelving and hanging space, a Velux rooflight and a high level window. A door leads to:-



SHOWER ROOM EN SUITE

6'04" x 6'02"

Comprising a white suite of quadrant shower cubicle, half counter top vanity wash basin with cupboards under and WC. There is ceramic tiling from floor to ceiling and there is a Velux rooflight.

OUTSIDE

On the south side of the cottage there is a paved courtyard which provides off road parking space held on a 999 year lease with the adjoining owner which allows parking between the hours of 8.30am and 5.30pm. To the rear there is a pedestrian access through the gardens of adjoining properties.

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 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.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Potterton gas fired boiler which also provides the domestic hot water. There is a passive infra red security alarm (not in service) and there are replacement UPVc double glazed windows. (None of these services has been tested).

COUNCIL TAX

Daventry District Council - Band C

HOW TO GET THERE

From Northampton town centre, proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn right signposted to Boughton along Vyse Road. On entering the village take the second turning on the right into Humfrey Lane and follow the road as it bears left, leading into the Conservation Area, where the property stands on the left hand side.

For further information on viewing call 01604 230222