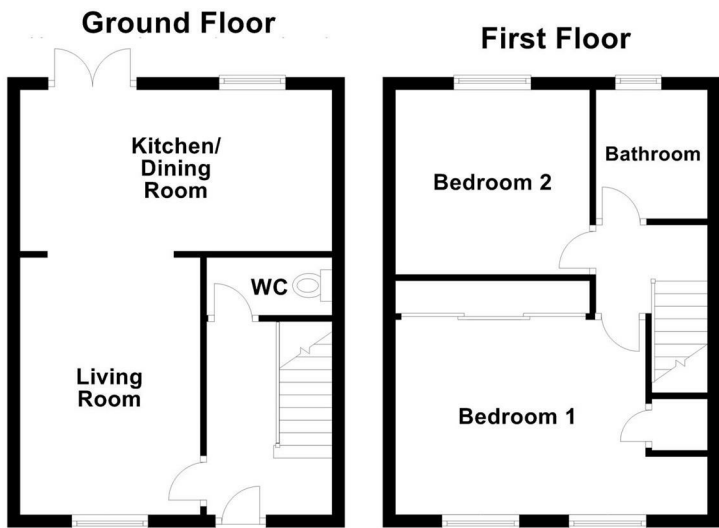


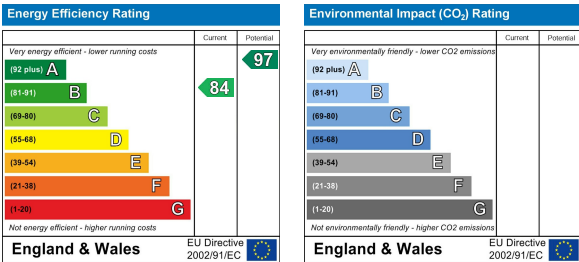
along the A508 toward the village of Boughton. On entering Harborough Road continue to the roundabout signposted Boughton and turn left into Brampton Lane and then first left into Home Farm Drive. Take the second turning left into Glebe Road following this road turning right into Highwayman Close. Proceed down the road where the property can be found on the left hand side.

DOIMB19052023/9615



Not to scale. For illustrative purposes only

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81 Highwayman Close, Boughton, Northampton, Northamptonshire, NN2 8FQ



Asking Price £265,000 Freehold

A very well maintained modern two double bedroomed semi-detached property built by Messrs Martin Grant in 2021 and is situated on a quiet road in a popular residential area of Buckton Fields, Boughton. The accommodation comprises of entrance hall, cloakroom, lounge, kitchen/diner with full built in appliances, to the first floor there are two bedrooms and a family bathroom. Outside there is a driveway to the front giving parking for two cars and the landscaped rear garden is laid to patio, artificial lawn and decking with outside office studio. The rear garden faces in a southerly direction enjoying a sunny aspect and privacy.

81 Highwayman Close, Boughton, Northampton, Northamptonshire, NN2 8FQ

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

9'10 x 6'01

uPVC double glazed front door with obscure glass port hole window and blind, radiator, understairs storage area, Karndean flooring, stairs rising to first floor, doors to:-

CLOAKROOM

Radiator, wc, wash hand basin and extractor.

LOUNGE

13'04 x 9'09

uPVC double glazed window to front, radiator and leading onto:-



KITCHEN/DINER

19'02 x 8'04

Fitted with a range of base and eye level units, quartz worktop and splash backs, stainless steel sink and drainer with mixer tap over, fitted appliances include oven, hob, extractor, dishwasher, washer dryer and fridge/freezer. There is a pantry, uPVC double glazed window to rear, spot lights, Karndean flooring, combination boiler housed in cupboard.



DINING AREA

Karndean flooring, uPVC double glazed french doors to garden, radiator, open to:-



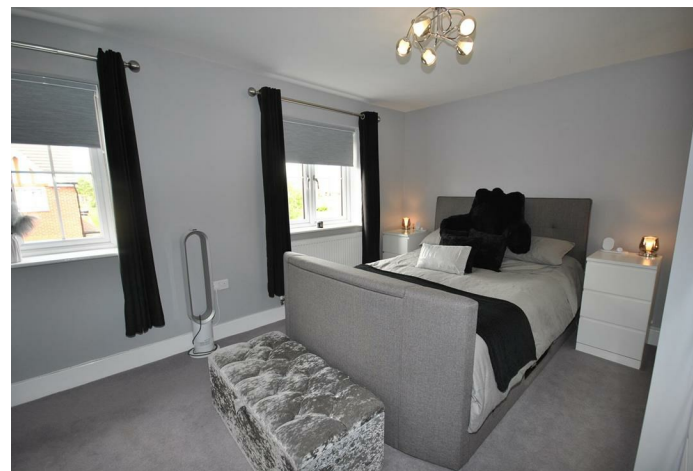
FIRST FLOOR LANDING

Access to loft, doors to:-

BEDROOM ONE

16'01 x 11'00

Built in triple mirrored wardrobes, radiator, two uPVC double glazed windows to front, further built in storage cupboard and dressing area.



BEDROOM TWO

10'01 x 9'07

uPVC double glazed window to rear and radiator.



BATHROOM

6'11 x 5'06

Comprising wc, wash hand basin in vanity unit with storage below, panelled bath with shower and glass screen, half tiled, spot lights, extractor, towel rail radiator and uPVC double glazed window with obscure glass to rear.



OUTSIDE

FRONT

Two allocated off road parking spaces to the front of the property, pathway and secure gated access to:-

REAR GARDEN

Landscaped rear garden has porcelain slab patio and pathway, artificial lawn, decked area, shed, outside tap, enclosed by wood panel fencing. The rear garden faces in a southerly direction enjoying a sunny aspect and privacy and has a garden office/studio.



GARDEN OFFICE/STUDIO

10'10 x 6'11

Comprising a range of storage cupboards, space for fridge/freezer, power points, tv points. Ideal for a work from home office.



SERVICES

Main drainage, gas, water and electric are connected.

COUNCIL TAX

Daventry Council - Band C

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

For further information on viewing call 01604 230222