



**LEASE AND SERVICE CHARGE**

The property is leasehold with the lease having commenced 14th May 2019. With 93 years remaining.  
The new owner will be liable to pay a rent to Amplius for the 65% held by them of currently £459.66 per month.  
There is also a monthly service charge of £37.41 which includes buildings insurance.

**SERVICES**

All mains services are connected. Heating is via a gas radiator system.

**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 Buckton Fields Primary or Boughton 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 Buckton Fields and Whitehills and a Waitrose Supermarket in Kingsthorpe.

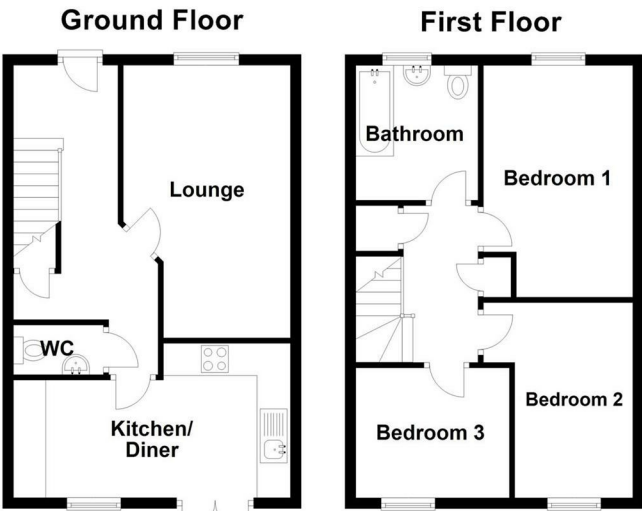
**COUNCIL TAX**

West Northamptonshire Council - Band C

**HOW TO GET THERE**

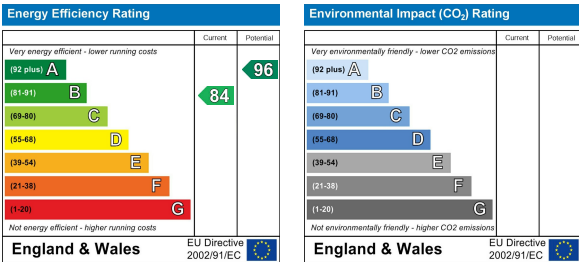
From Northampton town centre, proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn left and continue to the next round about and turn left onto Home Farm Drive. Take the first left into Glebe Road, left again onto Folly Way, right into Badeslade and then right into Pegasus close where the property can be found on the right hand side.

**DOI**AK16082025/0165



Not to scale. For illustrative purposes only

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**10 Pegasus Close, Boughton, Northampton, NN2 8FL**



**35% Shared Ownership £103,250 Leasehold**

**\*35% SHARED OWNERSHIP\*** An attractive three-bedroom semi-detached home in the desirable Buckton Fields development. Offered with no onward chain, this move-in ready property combines modern style and comfort, ideal for family living. Internally the property features a spacious lounge, together with kitchen dining room including integrated appliances. On the first floor are three well proportioned bedrooms together with family bathroom. Outside is off road parking for two vehicles and an enclosed rear garden.



# 10 Pegasus Close, Boughton, Northampton, NN2 8FL

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a storm porch the hall has stairs to first floor accommodation and doors to all rooms including:

#### LOUNGE

16'3 x 10'2 max

Spacious room with UPVC double glazed window to the front elevation



#### KITCHEN/DINER

16'10 x 10'02

Fitted in a range of modern floor and wall cabinets on both ends of the room with laminate work surfaces incorporating a stainless steel sink and drainer. There is an integrated oven, four ring gas hob with extractor, washing machine and fridge and freezer. Double glazed double doors lead out into the garden together with UPVC double glazed window also to the rear.



#### CLOAKROOM

With W.C, wash basin and tiling to splash areas.

### FIRST FLOOR

#### LANDING

The landing has doors to all rooms cupboard housing hot water tank and further cupboard over the stairwell. The landing also has a fold down ladder leading to the boarded loft.

#### BEDROOM ONE

14'01 x 9'04

The spacious room has a UPVC double glazed window to the front elevation and wardrobe recess.



#### BEDROOM TWO

11'07 x 7'02

With a UPVC double glazed window to the rear.



#### BEDROOM THREE

9'04 x 7'01

Also with a UPVC double glazed window to the rear.



#### BATHROOM

7'02 x 6'0

Fitted in a modern suite with W.C, wash basin and shower bath with screen. There is tiling to splash back areas



### OUTSIDE

The property is situated in a quiet cul de sac. To the front is a neat garden with planted shrub. Parking for two vehicles is provided to the side where there is also a gate leading to:

### REAR GARDEN

The fully enclosed rear garden features a patio behind the house with the remainder laid to lawn



### SHARED OWNERSHIP

The property is a shared ownership with 35% for sale. The remaining 65% held by the housing association - Amplius Living.

Any sale agreed will be subject to an application process by Amplius - Further information available upon request.

For further information on viewing call 01604 230222