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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Ladybird Cottage 14 Church Street, Boughton, Northampton, NN2 8SF

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This substantial semi detached four bedroomed period stone cottage is believed to date from the mid 18th Century and stands in the heart of Boughton village Conservation Area having been extensively refurbished and extended. Numerous mprovements have been carried out to the interior which a large reception hall, three reception rooms and a superb 23 foot long kitchen/breakfast room with Aga range cooker. The cottage has many original features and comes with the benefit of private off road parking for at least two vehicles and a pretty lawned garden with views to the rear.

Price **£725,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Approached through an oak hardwood door and there is a built-in mat well. A further panelled door leads to:-

RECEPTION HALL
14'11 x 12'1 maximum

The hall contains the winding stairs rising to the first floor and there is a limestone floor. Beneath the stairs there is a cloak cupboard with storage space and part glazed doors give access to the lounge and kitchen.



LOUNGE
16'5 x 14'1 maximum

With an open stone inglenook fireplace containing a cast iron gas living flame log burner beneath an exposed support beam with recessed shelving and cupboards to the side. The lounge has a beamed ceiling and there are deep sill leaded light windows to the front elevation. Wall mounted TV point.



KITCHEN/BREAKFAST ROOM
23'0 x 10'6 maximum

A superb open plan space linked to the dining room the kitchen is fitted with shaker floor cabinets with polished quartz working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. The focal point is the gas fired Aga which has two hot plates and oven and there is a further low level electric oven with four place hob over. There are built in larder fridge and freezer, a wine chiller and AEG automatic dishwasher. A breakfast bar leads into the dining room and the kitchen sits beneath a lantern roof and also gives access to a utility lobby connecting the garden room and cloakroom.

DINING ROOM
15'0 x 11'1

A very attractive open plan space connected to the garden through bifolding doors opening directly to the rear terrace.

LOBBY

Connecting the kitchen to the cloakroom and garden room and housing a utility closet with plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC, column radiator and attractive statement wall.

GARDEN ROOM
11'1 x 10'11

With a double glazed roof, picture windows and French doors opening to the rear terrace and garden including a stable type door to the side.

FIRST FLOOR

LANDING

With doors to three of the bedrooms and the bathroom, there is a linen cupboard and the stairs rise to the second floor.



BEDROOM ONE
14'0 x 13'7

With a leaded light window to the front elevation with window seat and built-in cupboards with shelving and hanging space, there is a feature chimney breast over the inglenook and an exposed ceiling beam.



BEDROOM TWO
15'0 x 11'0

This room has a full depth sliding picture window to the rear with a Juliet balcony overlooking the rear terrace and garden with distant views of open countryside beyond. Window to the front elevation.



BEDROOM FOUR
10'4 x 8'1

Used as a dressing room and approached through a ledged door, there is a fitted wardrobe with shelving and hanging space, dressing table with mirror over and window overlooking the rear garden.

BATHROOM
14'5 x 6'4

With a white suite of Victorian style roll top bath on ball and claw feet with mixer tap and shower attachment, wash basin and WC, together with a ceramic tiled shower suite with rain shower. There is a stainless steel heated towel rail, a ceramic tiled floor and splash areas and window to the side elevation.



SECOND FLOOR

BEDROOM THREE
13'11 x 13'4

With a vaulted ceiling and exposed purlin timbers with exposed A frame, there is a roof void access hatch and twin built-in cupboards, as well as a two casement leaded light window to the side elevation.



REAR GARDEN

Approached by a paved terrace with steps leading up to the lawn which is surrounded by well stocked flower borders containing a variety of established trees and shrubs including Holly, Cedar and Wisteria. There is a timber sun deck and summerhouse at the far end of the garden and the boundaries are a combination of brick walling and close boarded fencing. The garden measures a depth of approximately 53 feet by a width of approximately 44 feet.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a British Gas combination boiler which also provides the domestic hot water. The property is fitted with a passive infra red security alarm system and there is external floodlighting. There is a Sky TV dish and Broadband telephone connection, continuation of which is subject to the usual supplier regulations. (None of these services has been tested).

COUNCIL TAX

West Northamptonshire Council - Band F

LISTED BUILDING

The property is Grade II Listed.

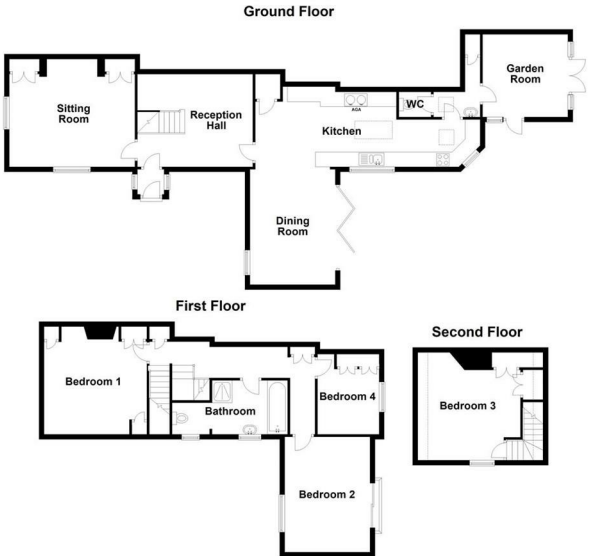
LOCAL AMENITIES

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. (References to school should not be taken to mean that the property concerned is within the school catchment area, nor that the schools mentioned have places available).

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. Following Vyse Road into the heart of the village, turn sharp right into Church Street where the property stands on the left hand side.

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Not to scale. For illustrative purposes only