



### HOW TO GET THERE

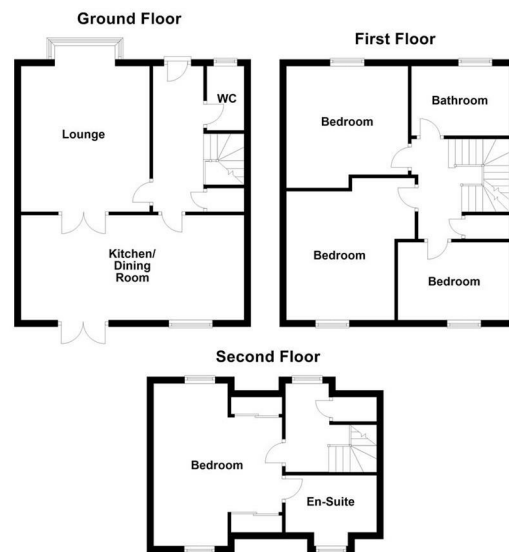
Head north on the A508 passing out of the town centre towards Kingsthorpe following as the road branches to the right passing the parade of shops continue passed the BP garage through the traffic lights heading towards the villages of Boughton on the approach to the roundabout take the left hand turning following the road down to the next roundabout turning left into Buckton Fields proceed immediatly left onto Glebe Road continue 440 yards where the property can be found on the left hand side

### SINGLE GARAGE

Up and over door

### SERVICES

Mains electric gas and water connected



Not to scale. For illustrative purposes only

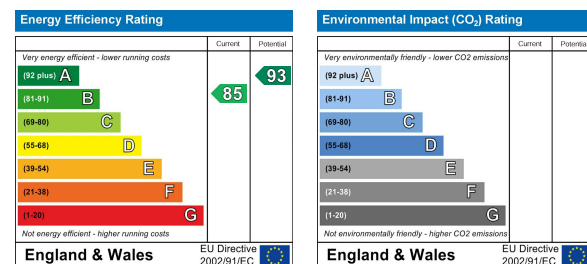
## 34 Glebe Road, Boughton, Northampton, NN2 8ET



### Asking Price £375,000 Freehold

An attractive four bedroomed detached family home situated in Buckton Fields on the Northern outskirts of Northampton. The property offers an attractive internal layout extending to approximately 1350 sq ft with the accommodation comprising entrance hall, WC, lounge, kitchen diner, three bedrooms and a family bathroom to the first floor with a master bedroom and ensuite to the second floor. Externally there is off road parking for one vehicle in front of the single garage and access to a south west facing sunny aspect rear garden. The property is on the market with no upper chain.

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# 34 Glebe Road, Boughton, Northampton, NN2 8ET

## ACCOMMODATION

### ENTRANCE HALL

13'02 x 5'6

Entered through a part glazed PVCU front door there are stairs leading upstairs with storage underneath a wood effect Karndean floor with door leading to:-



### WC

5'5 x 3'6

A window overlooking side elevation comprises of WC hand wash basin a tiled splash back

### LOUNGE

15'8 x 12'6

A bay window to the front elevation carpets fitted throughout with television points there are glazed double doors leading through to the:-



### KITCHEN/DINING ROOM

21'9 x 10'4

The kitchen area is fitted with a range of floor and wall mounted cabinets with integrated appliances including a fridge freezer double oven a four plate oven hob with extractor above sunken stainless steel sink with Quartz worktop and upstanding space for washing machine and integrated dishwasher. The dining area benefiting from a continued Karndean wood effect floor there is a breakfast

bar and space for a dining table with floor to ceiling windows and UPVC double glazed doors leading to the rear garden.



## FIRST FLOOR

### LANDING

9'6 x 5'6

Stairs leading to first floor and doors leading to:-

### BEDROOM TWO

14'01 x 12'6

A window to the rear elevation there is space for a double bed with carpet fitted



### BEDROOM THREE

12'0 x 11'9

Window to the rear elevation room for a double bed with carpet fitted



### BEDROOM FOUR

11'0 x 7'8

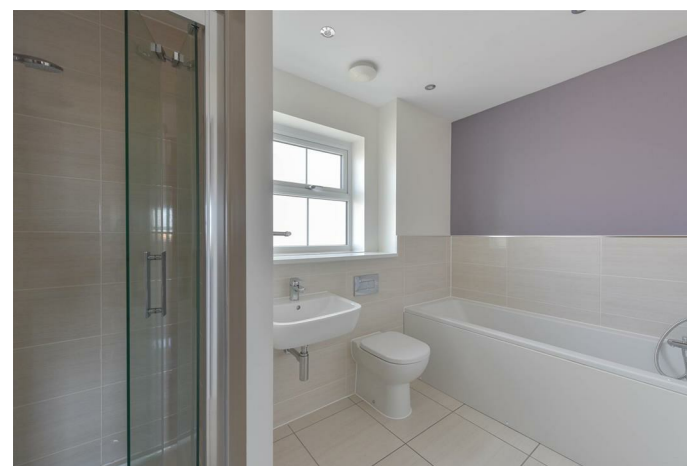
With a single casement window to the rear elevation with carpet fitted and space for a single bed



### FAMILY BATHROOM

9'9 x 5'6

Suite comprising of bath with shower mixer tap over with half tiled walls tiled floor WC hand wash basin with vanity below a single shower with split glass screen fully tiled and a window to the rear elevation



### EN SUITE

9'1 x 6'11

Benefits from a dormer window to the rear elevation with the suite comprising of a shower cubicle which is fully tiled there are tiled floors and half tiled walls WC and hand wash basin and a ceramic heated towel rail



## SECOND FLOOR

### LANDING

9'6 x 5'0

Velox Window to the rear elevation door leading to:-

### MASTER BEDROOM

16'7 x 12'6 to max

Benefiting with a dormer windows to the front and rear elevations there is a space for a King size bed with carpet fitted TV points connected there are two built in storage cupboards and a door leading onto the :-

## OUTSIDE

### REAR GARDEN

The garden has been completely landscaped benefiting from a sunny aspect with a raised deck area a paved patio with an area laid to lawn the garden is fully enclosed with a fenced boundary and a single pedestrian gate leading to the side elevation where there is room for off road parking for one vehicle and access to:-

For further information on viewing call 01604 230222