

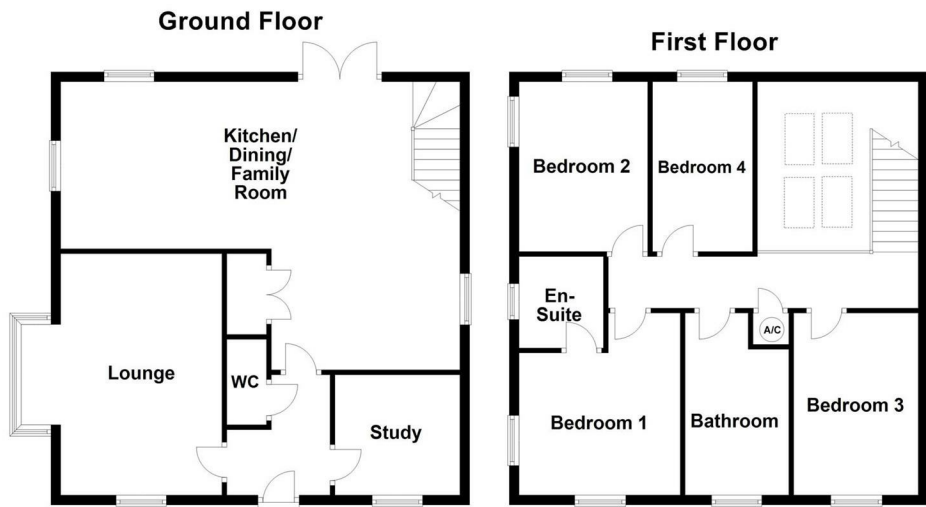


Local schooling is at Buckton Fields Primary or Boughton Primary School, with secondary education at the Moulton School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There is 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.

HOW TO GET THERE

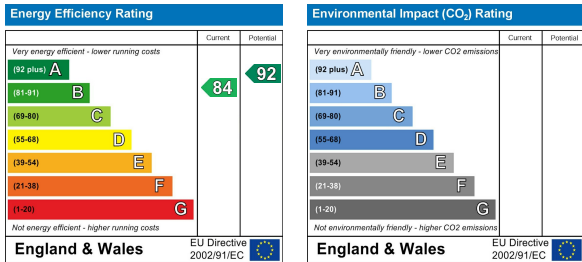
From Northampton town centre take the Harborough Road through Kingsthorpe Centre and proceed out of Northampton towards the village of Boughton. At the roundabout turn left and at the next roundabout turn left into Home Farm Drive and take the first left again into Glebe Road and left again into Hanging Barrows and the property can be found on the left hand side.

DOIMB16072025/0129



Not to scale. For illustrative purposes only

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21 Hanging Barrows, Buckton Fields, Boughton, NN2 8EZ



Asking Price £450,000 Freehold

A modern four bedroomed detached family home situated on the corner plot on a quiet cul de sac in the popular residential area of Buckton Fields, Boughton. The accommodation comprises entrance hall, cloakroom, study, lounge and a superb 26 foot open plan kitchen/dining/family room with part vaulted ceiling. To the first floor there are four bedrooms with ensuite to the master and a four piece family bathroom. Outside there is a front garden and driveway giving off road parking and leading to the detached garage. The good size rear garden is mainly laid to lawn and enjoys a sunny aspect.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

9'3 x 6'9

Enter via a composite front door with port hole window, radiator and doors to:-

CLOAKROOM

Suite comprising WC, wash hand basin, tiled splashbacks, radiator and extractor.

LOUNGE

16'3 x 10'8

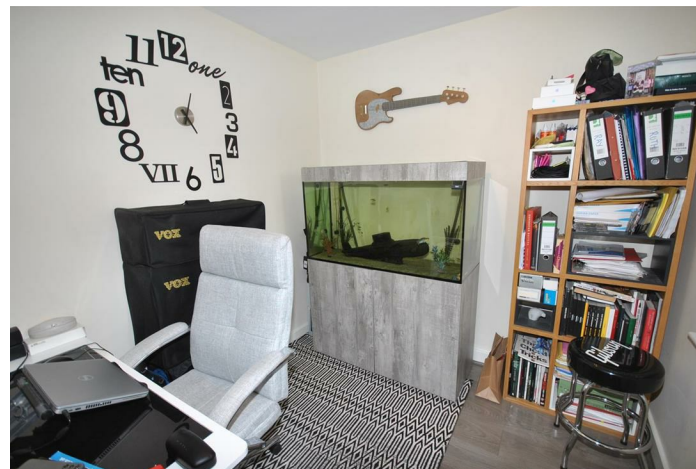
UPVC double glazed box bay window to the side and window to the front and radiator.



STUDY

8'5 x 8'1

UPVC double glazed window to the front and radiator.



KITCHEN/DINING/FAMILY ROOM

26'11 x 19'3 maximum

The kitchen area is fitted with a range of base and eye level

units, wooden worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven and grill, island with Halogen hob and freestanding extractor, plumbing for dishwasher and built in fridge/freezer. Gas wall mounted combination boiler housing cupboard. The kitchen leads onto:-

DINING AREA

Space for table and leads onto:-



FAMILY AREA

Vaulted ceiling, UPVC double glazed window to the side, UPVC double glazed to the rear and UPVC double glazed french doors to the rear garden, two radiators, utilised cupboard with plumbing for washing machine and space for dryer. Stairs lead to the first floor.

FIRST FLOOR

LANDING

Four velux roof windows to the rear, loft access, storage cupboard, radiator and doors leading to:-

BEDROOM ONE

12'3 x 10'8

UPVC double glazed window to the front and side, built in triple mirrored wardrobes and door to:-



ENSUITE

6'1 x 5'6

Suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors, shower, tiled splashbacks, extractor and towel radiator.



BEDROOM TWO

12'3 x 8'3

UPVC double glazed window to the front and radiator.



BEDROOM THREE

11'6 x 8'4

UPVC double glazed window to the side and rear and radiator.

BEDROOM FOUR

11'5 x 6'7

UPVC double glazed window to the rear and radiator.

BATHROOM

12'3 x 7'1

Suite comprising WC, wash hand basin, panelled bath with shower attachment, double shower cubicle with glass door, shower, tiled splashbacks, wall mounted towel radiator, extractor and UPVC double glazed window to the rear with obscure glass.



OUTSIDE

FRONT AND SIDE GARDEN

Mainly laid to lawn, pathway to front door and a driveway to the side giving off road parking and leading to the detached garage.

DETACHED GARAGE

Up and over door.

REAR GARDEN

The rear garden has a patio area with the remainder of the garden laid to lawn with a slate chipping seating area to the side, enclosed by wood panel fencing and brick walling and gated side access from the driveway to the side. The rear garden enjoys a sunny aspect.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Within the village of Boughton, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park.

For further information on viewing call 01604 230222