

**43 Hanging Barrows  
Boughton  
NORTHAMPTON  
NN2 8EZ**

**£465,000**



- **RECENTLY CONSTRUCTED DETACHED**
- **OPEN PLAN KITCHEN / DINING / FAMILY ROOM**
- **EN-SUITE TO MASTER**
- **NO UPPER CHAIN**
- **FOUR BEDROOMS**
- **STUDY**
- **CUL-DE-SAC LOCATION**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Recently constructed by 'Bloor Homes' approximately six years ago, this stunning stone-built detached home offers superb open plan living, with a gallery landing and large windows providing a light and airy space throughout. The property is situated at the end of the street in a cul-de-sac location, with off road parking and a detached garage, and is presented in beautiful decorative order. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, study, and an open plan kitchen/dining/family room with a utility cupboard to the ground floor. To the first floor are four bedrooms, with an en-suite shower room to the main bedroom, and a four-piece bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and no upper chain.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, radiator.

### **Downstairs WC**

Low level WC, wall mounted sink unit, radiator.

### **Lounge**

16'3" x 13'7" into bay (4.96 x 4.15 into bay)

Bay UPVC window to side aspect, further UPVC window to front, two radiators.

### **Study**

8'5" x 8'1" (2.57 x 2.47)

UPVC window to front aspect, radiator.

### **Kitchen / Dining / Family Room**

26'2" x 19'4" max (8 x 5.91 max)

Three UPVC windows to rear and side aspect, UPVC French doors leading to garden, stairs rising to first floor, a range of wall and base units with roll top work surfaces, integrated fridge/freezer, double oven, and hob with extractor over, polycarbonate one and a half sink and drainer, three radiators.

### **Utility Cupboard**

Wall and base units with roll top work surfaces, space for various appliances.

## **First Floor**

### **Landing**

Four Velux windows to rear aspect, gallery landing, loft access, cupboard housing hot water tank, radiator.

### **Bedroom One**

12'2" x 10'11" (3.72 x 3.34)

Two UPVC windows to front and side aspects, fitted wardrobes, radiator.

### **En-Suite**

6'2" x 5'8" (1.88 x 1.73)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, wall mounted sink unit, complementary tiling, heated towel rail.

### **Bedroom Two**

11'5" x 8'7" (3.48 x 2.64)

Two UPVC windows to rear and side aspects, radiator.

**Bedroom Three**

12'3" x 8'3" (3.74 x 2.54)

UPVC window to front aspect, radiator.

**Bedroom Four**

11'6" x 6'9" (3.51 x 2.06)

UPVC window to rear aspect, radiator.

**Bathroom**

12'3" x 6'11" (3.74 x 2.13)

Obscure UPVC window to front aspect, bath, tiled double shower cubicle, low level wc, wall mounted sink, complementary tiling, heated towel rail.

**Externally****Front Garden**

Lawn area with flower and shrub bed, driveway offering off road parking.

**Rear Garden**

Mainly laid to lawn with patio area, gated side access, enclosed by wooden fencing and brick walls.

**Garage**

17'0" x 9'0" (5.20 x 2.76)

Up and over door.

**Agents Note**

Local Authority : Daventry

Council Tax Band : E

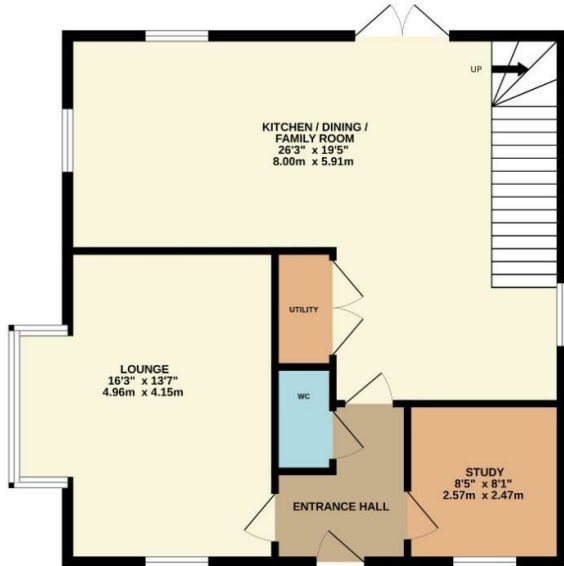
There is a service charge of approximately £150 per annum for maintenance of the local grounds.



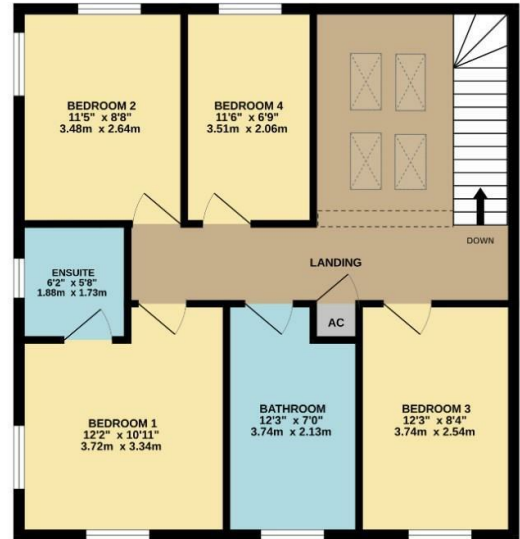




GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



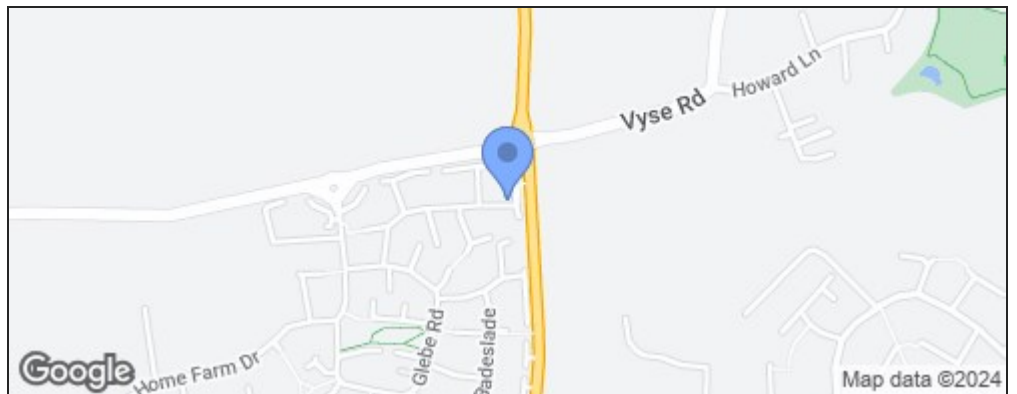
1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.