

**91 Glebe Road
Boughton
NORTHAMPTON
NN2 8ET**

£360,000



- **MODERN DETACHED**
- **EN-SUITE TO MASTER**
- **KITCHEN / DINER**
- **EXCELLENT CONDITION**

- **FOUR BEDROOMS**
- **DOWNSTAIRS WC AND UTILITY ROOM**
- **DRIVEWAY AND GARAGE**
- **ENERGY EFFICIENCY RATING : B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A recently constructed four bedroom detached home, built approximately six years ago with several years remaining on the NHBC warranty, this stunning home is offered in excellent condition in this highly sought after area. With accommodation comprising in brief; entrance hall, lounge, open plan kitchen/diner, downstairs WC, and utility room to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a four-piece bathroom. Externally there are gardens to the front and rear, a driveway offering off road parking, and a garage. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

Enter via composite door, stairs rising to first floor, 'Karndean' flooring, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, wall mounted sink unit, 'Karndean' flooring, radiator.

Utility Room

Wall and base units with roll top work surfaces, space for various appliances, 'Karndean' flooring, radiator.

Lounge

15'1" x 11'2" (4.62 x 3.41)

UPVC window to front aspect, 'Karndean' flooring, two radiators.

Kitchen / Diner

21'2" x 10'1" (6.47 x 3.09)

UPVC windows and French doors to rear aspect, a range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, integrated double oven, hob with extractor over, fridge, and freezer, space for further appliance, cupboard housing boiler, 'Karndean' flooring, two radiators.

First Floor

Landing

UPVC window to side aspect, loft access, cupboard housing hot water tank.

Bedroom One

10'7" x 9'1" (3.25 x 2.77)

UPVC window to rear aspect, fitted wardrobes, radiator.

En-Suite

7'0" x 4'4" (2.14 x 1.34)

Tiled shower cubicle, wall mounted sink unit, low level wc, complementary tiling, chrome heated towel rail.

Bedroom Two

10'3" x 8'2" (3.14 x 2.49)

UPVC window to rear aspect, radiator.

Bedroom Three

12'4" x 6'8" (3.76 x 2.05)

UPVC window to front aspect, radiator.

Bedroom Four

8'7" x 6'7" (2.64 x 2.01)

UPVC window to front aspect, radiator.

Bathroom

9'0" x 6'3" (2.76 x 1.92)

Obscure UPVC window to side aspect, tiled shower cubicle, bath unit, low level wc, wall mounted sink unit, 'Karndean' flooring, chrome heated towel rail.

Externally**Front Garden**

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

Rear Garden

Patio and lawn areas with gravel beds and various flowers and shrubs, gated side access, enclosed by brick walls and wooden fencing.

Garage

Up and over door, power and light connected.

Agents Note

Local Authority : Daventry

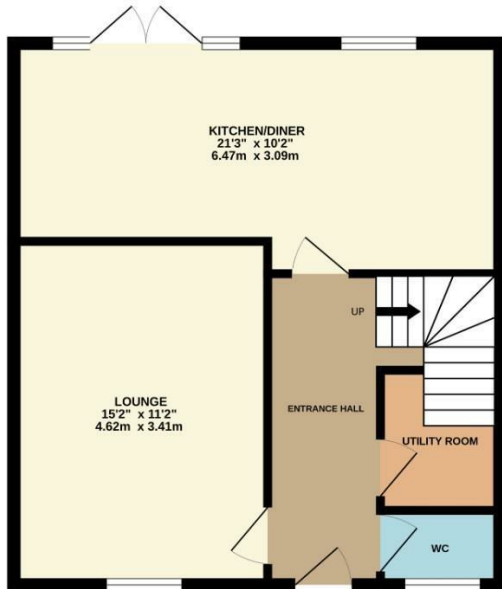
Council Tax Band : D



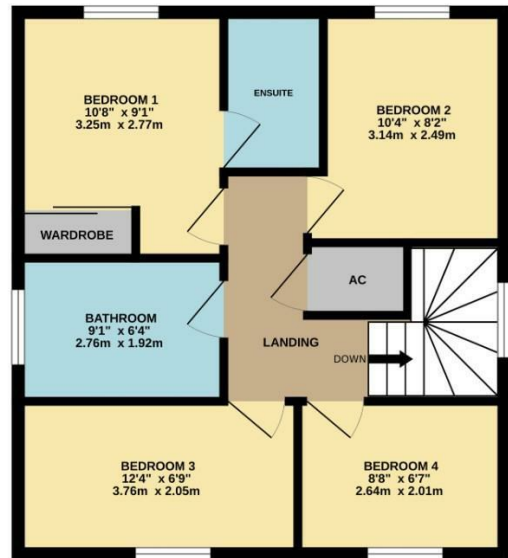




GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



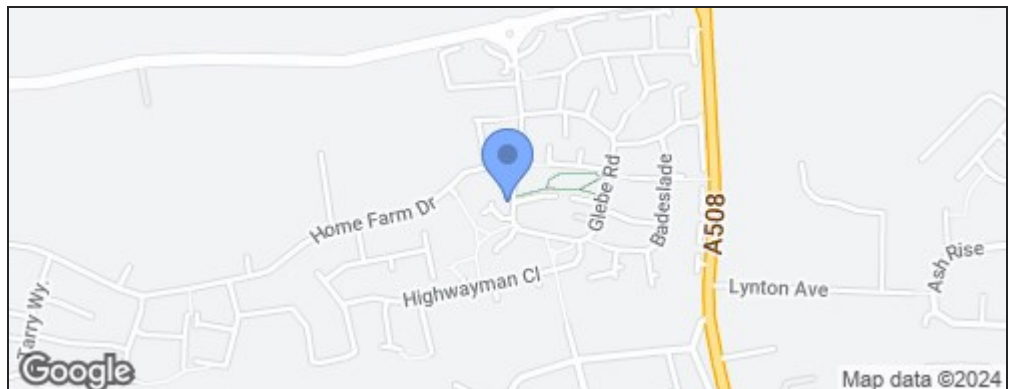
1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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.