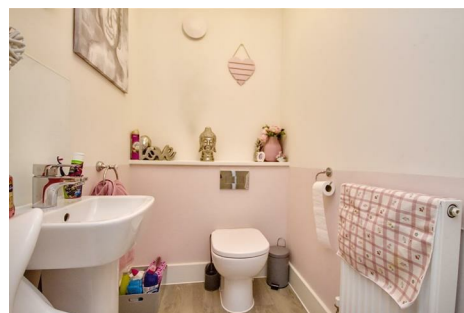
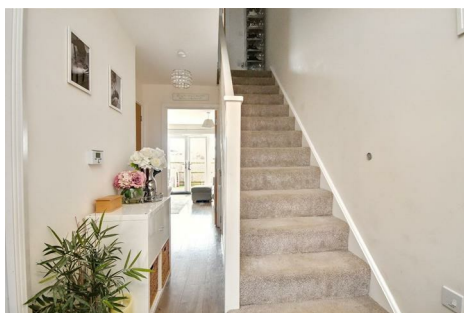


**8 Melville Place
Boughton
NORTHAMPTON
NN2 8FP**

£254,750



- **MODERN AND STYLISH**
- **CONTEMPORARY KITCHEN**
- **CONVENIENT PARKING**
- **DOWNSTAIRS CLOAKROOM**

- **SPACIOUS LIVING AREA**
- **TWO GENEROUS DOUBLE BEDROOMS**
- **LOW MAINTENANCE GARDEN**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a quiet cul-de-sac on the edge of the sought after Buckton Fields development, this beautifully presented two bedroom semi detached home offers modern living with a touch of elegance. The ground floor features luxury vinyl flooring throughout, enhancing the stylish entrance hall with a storage cupboard, a contemporary downstairs cloakroom, and a sleek fitted kitchen equipped with integrated appliances, including an oven, hob, and fridge/freezer. To the rear, the bright and spacious sitting/dining room enjoys plenty of natural light, with French doors opening onto a private, low maintenance garden enclosed by timber fencing, offering a high degree of privacy with gated side access. Upstairs, two generously sized double bedrooms provide comfortable living space, complemented by a modern family bathroom. Additional benefits include gas radiator heating with zone control, UPVC double glazing, and two allocated parking spaces. Perfect for first time buyers, downsizers, or investors, this stylish home combines contemporary design with convenience in a prime location near the charming village of Boughton.

Ground Floor

Entrance Hall

A welcoming entrance space featuring luxury vinyl tiled flooring, a storage cupboard under the stairs, and a radiator. Stairs rise to the first floor, with doors leading to the cloakroom, kitchen, and living room.

Cloakroom/WC

A convenient downstairs cloakroom fitted with a low level WC, a wash hand basin with a splash back area, a radiator, and luxury vinyl flooring.

Kitchen

10'9" x 7'9" (3.29m x 2.38m)

A stylish and contemporary fitted kitchen with a window to the front aspect, offering plenty of natural light. Features include a one and a half bowl sink unit set into a range of base units with work surfaces over, matching upstands, and tiled splash backs. Additional highlights include a built in oven with a gas hob and extractor hood, an integrated fridge/freezer, plumbing for a washing machine, an upright larder unit, a radiator, and luxury vinyl tiled flooring.

Living Room

13'0" x 12'7" (3.97m x 3.85m)

A bright and spacious living area with double doors and side windows leading to the landscaped rear garden. Additional features include a TV point, a radiator, and stylish panelled walls, creating a modern and inviting space.

First Floor

Landing

Provides access to the loft space, an airing cupboard, and all first floor rooms. Includes a radiator for added comfort.

Bedroom One

13'0" x 10'4" (3.97m x 3.15m)

A generously sized double bedroom with a window overlooking the rear garden. Features include fitted wardrobes with sliding doors and a radiator.

Bedroom Two

13'0" x 7'4" (3.97m x 2.25m)

Another spacious double bedroom with a window to the front aspect, a built-in cupboard, and a radiator.

Bathroom

6'11" x 6'2" (2.11m x 1.89m)

A well appointed family bathroom comprising a low level WC, a wash hand basin, and a side panelled bath with a shower over and a glass shower screen. The bath and shower area are fully tiled, with a radiator completing the space.

Externally

Front Garden

A low maintenance graveled area with a pathway leading to the front door.

Parking

Two allocated parking spaces conveniently located to the side of the property.

Rear Garden

A fully enclosed, landscaped rear garden offering a high degree of privacy. Features include gated side access and a low maintenance design.

Local Area

Situated near the picturesque village of Boughton, the area offers a wealth of amenities, including a parish church, the Whyte Melville Public House, a village hall, and a pocket park. The local primary school is within easy reach, while secondary education is available at Moulton School, with a school bus service provided. Outdoor enthusiasts will appreciate the nearby Pitsford Reservoir, offering a country park and sailing club, as well as Northampton County Golf Course at Church Brampton. The area is also well served by local shops, pubs, and restaurants, including a Waitrose Supermarket in Kingsthorpe. Additionally, Brampton Valley Way is on the doorstep, providing a popular route for dog walking, hiking, and cycling.

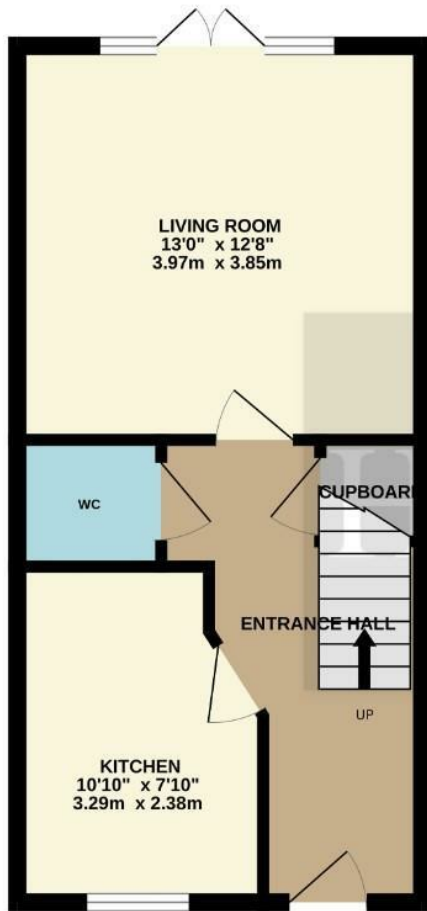
Agent Notes

West Northamptonshire Council

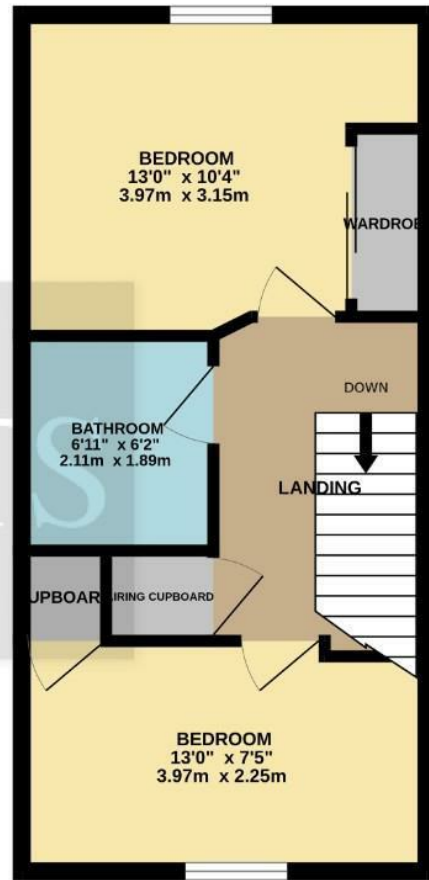
Council Tax Band: B



GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

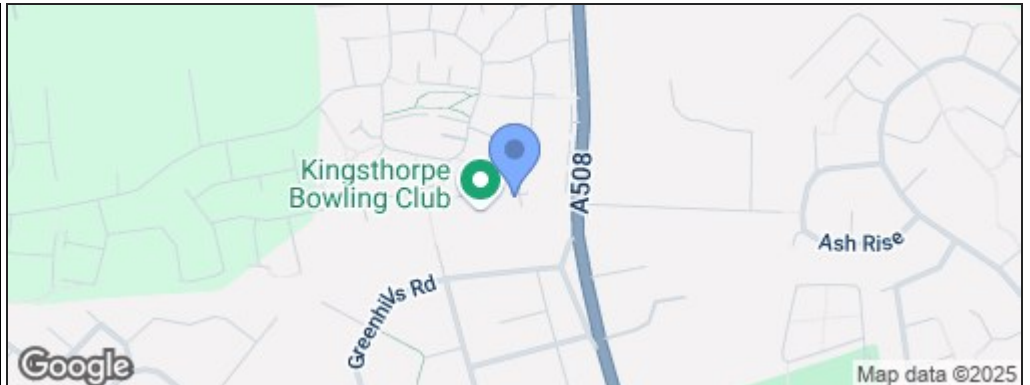


1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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.
Made with Metropix 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.