

**29 Folly Way
Boughton
NORTHAMPTON
NN2 8FG**

£425,000



- **DETACHED**
- **MASTER WITH EN SUITE SHOWER ROOM**
- **GAS TO RADIATOR CENTRAL HEATING**
- **OFF ROAD PARKING**

- **FOUR BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **SINGLE DETACHED 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 modern, recently built, four bedroom detached property situated in the sought after area of Boughton. The accommodation comprises in brief: entrance hall, cloakroom, lounge, kitchen/dining room to the ground floor. The first floor comprises master bedroom with en suite shower room, three further bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, single detached garage and off road parking.

Ground Floor

Entrance Hall

Stairs leading to first floor, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, tiled splash areas, radiator.

Lounge

22'1" x 10'5" (6.74 x 3.18)

Wooden flooring, radiator, TV point, UPVC double glazed window to front, UPVC double glazed French doors to rear.

Kitchen/Dining Room

16'4" x 22'1" (5.00 x 6.74)

L shaped room comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, fitted electric oven, built in dishwasher and washing machine, built in fridge/freezer, under stairs storage cupboard, UPVC double glazed windows to front and rear, UPVC double glazed French doors out to rear.

First Floor

Landing

Loft access, built in airing cupboard, radiator, doors to:

Bedroom One

10'10" x 12'11" (3.31 x 3.95)

Radiator, UPVC double glazed window to front, door to:

En Suite Shower Room

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level W/C, heated towel rail, tiled flooring, tiled splash areas, UPVC double glazed window to front.

Bedroom Two

10'10" x 10'9" (3.32 x 3.28)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'7" x 8'10" (2.94 x 2.71)

Radiator, UPVC double glazed window to rear.

Bedroom Four

11'0" x 7'4" (3.37 x 2.25)

Radiator, UPVC double glazed window to rear.

Family Bathroom

Externally

Front Garden

Mainly laid to lawn with flower and shrub borders, block paved driveway providing off road parking for two cars.

Garage

Single detached garage, up and over door, power and light connected, door to side.

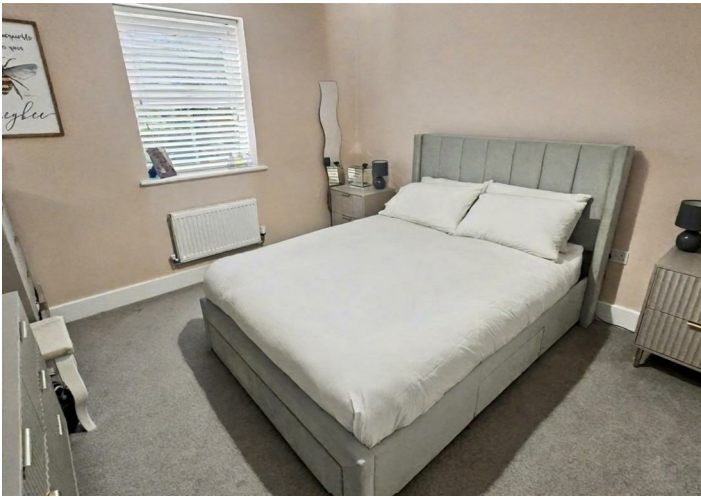
Rear Garden

Paved patio area leading to lawn, side garden with further lawn and patio area.

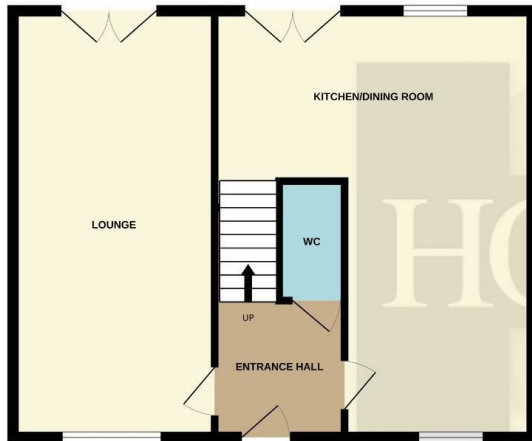
Agents Notes

Council Tax Band: E





GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



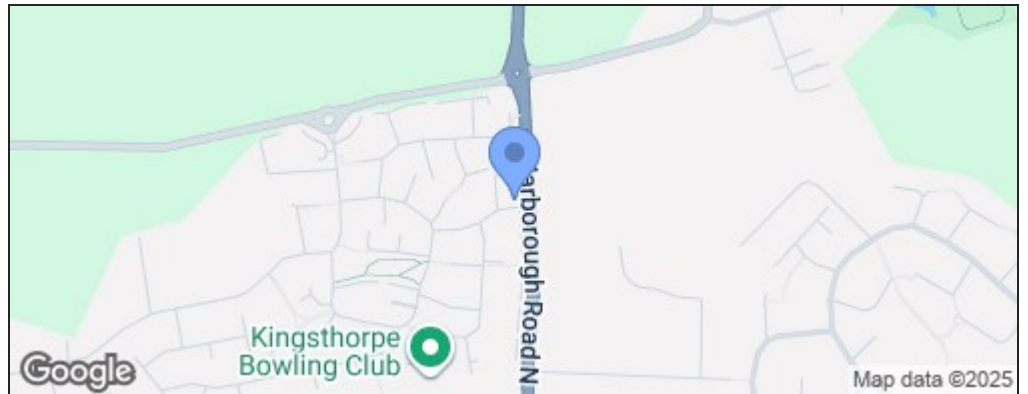
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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	85	
(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.