

**19 Tarry Way  
Boughton  
NORTHAMPTON  
NN2 8GP**

**£295,000**



- **MODERN SEMI-DETACHED HOUSE**
- **KITCHEN/ DINER WITH APPLIANCES**
- **EN-SUITE TO MAIN BEDROOM**
- **PARKING TO SIDE FOR TWO CARS**
- **THREE BEDROOMS**
- **UPGRADED BATHROOM**
- **DOWNSTAIRS WC**
- **ENERGY EFFICIENCY RATING: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A lovely three bedroom property on the new Buckton Fields development on the edge of Kingsthorpe. Built by Messrs Bloor Homes, the Byron design is a three bedroom semi-detached home with parking to the side for two cars.

The ground floor consists of a stylish open plan kitchen / dining area with a hidden utility area and double patio doors to the rear garden. The contemporary fitted Symphony kitchen offers an abundance of clever storage facilities, conveniently tucked away within sleek units. Leading directly off the kitchen onto the lounge you will feel an immediate feeling of light and space, with large window allowing light to come flooding in. It really is a lovely space to relax and unwind. The modern cloakroom features Roca Sanitary ware and splash back tiles which completes the ground floor.

Three bedrooms can be found on the first floor, the master bedroom benefiting from a private en-suite shower room. Both bedroom two and three can use the family bathroom which features a sparkling white suite with complementary chrome fixtures and fittings (the owner of this particular property has upgraded the bathroom package). There is also good storage on both floors.

## **Ground Floor**

### **Entrance Hall**

Entry through composite partly glazed door, radiator, laminate flooring, stairs rising to first floor.

### **Lounge**

6'5" x 3'5" (1.97 x 1.05)

Radiator, understairs storage cupboard, window to front elevation.

### **Kitchen/Dining Room**

11'10" x 12'1" (3.63 x 3.69)

Fitted with white base and wall mounted cupboards, square edge work surface space, inset gas hob with extractor fan over, built in single oven, inset one and a half bowl sink unit, integrated dishwasher, integrated fridge and freezer, laminate flooring, radiator, UPVC French doors to rear.

### **Utility Room**

Plumbing for washing machine, base cupboard with square edge work surface space over, gas fired combination boiler, laminate flooring.

### **Downstairs Cloakroom**

Wall mounted wash hand basin with tiled splashbacks, closed coupled WC, laminate flooring.

## **First Floor**

### **Landing**

Access to loft area.

### **Bedroom One**

9'7" x 9'1" (2.93 x 2.77)

Fitted mirror wardrobe, radiator, window overlooking rear garden.

### **En Suite Shower Room**

Double width shower cubicle, full height tiling, wash hand basin inset to vanity cupboard with drawers below, close coupled WC, heated towel rail, tiled floor, extractor fan, frosted window to rear elevation.

**Bedroom Two**

10'2" x 8'9" (3.10 x 2.69)

Radiator, window to front aspect.

**Bedroom Three**

11'8" x 6'6" max (3.58 x 1.99 max)

Overstairs storage cupboard, radiator, window to front elevation.

**Bathroom**

Three piece suite comprising of panel bath with mixer shower and screen, wash hand basin with drawers below and tiled splash backs, close coupled WC, electric shaver point, heated towel rail, extractor fan, frosted window to side elevation.

**Externally****Front Garden**

Small open plan lawn area with steps up to entrance and driveway giving off road parking for two cars.

**Rear Garden**

Patio area on to lawn. The garden is fully enclosed by timber panel fencing with outside cold water tap, timber tool shed and gated side pedestrian access.

**Agents Notes**

Council Tax Band: C

Estate Management Charge: £365 per annum

# First Floor



**Bedroom One**  
2.77 x 2.93  
(9'1" x 9'7" )

**Bedroom Two**  
3.10 x 2.69  
(10'2" x 8'10")

**Bedroom Three**  
3.58 x 1.99  
(11'9" x 6'6" )


# Ground Floor

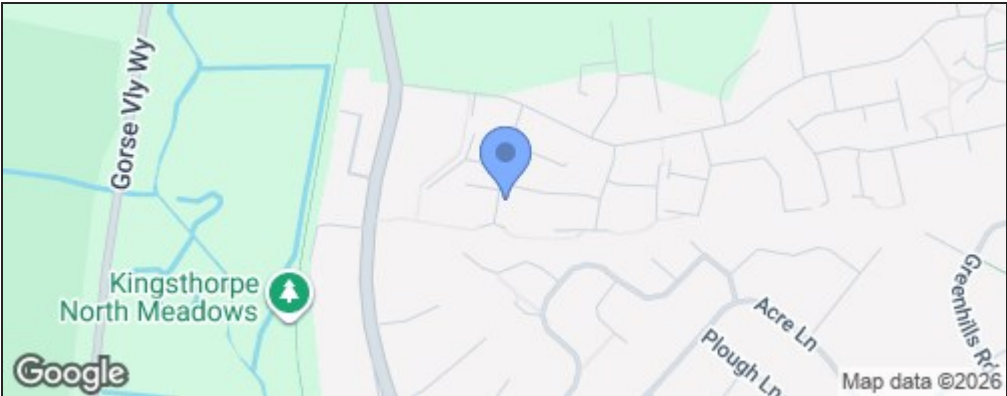


**Kitchen/Dining Area**  
3.63 x 3.69  
(11'11" x 12'1")

**Utility**  
1.97 x 1.05  
(6'5" x 3'5")

**Lounge**  
4.38 x 3.65  
(14'5" x 12'0")

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>96</b>
(81-91) <b>B</b>		
(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		
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.