Quietways Humfrey Lane
Boughton
Northampton
NN2 8RN

£1,750,000

OSCAR JAMES

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WHAT'S GREAT?

SUBSTANTIALLY REDEVELOPED
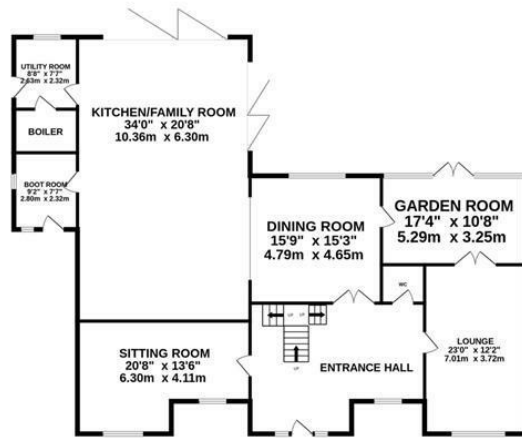
Check out our video tour below!

This imposing property spans across three storeys sitting at approx. 5000 sq. ft. and is situated in the sought after village of Boughton. The impressive size offers fabulous accommodation throughout and some of the main features include FIVE reception rooms, SIX double bedrooms and FIVE ensuites. The generous plot measures around 0.6 of an acre.

This property is currently in the finishing stages of full renovation however viewings are available immediately!!!
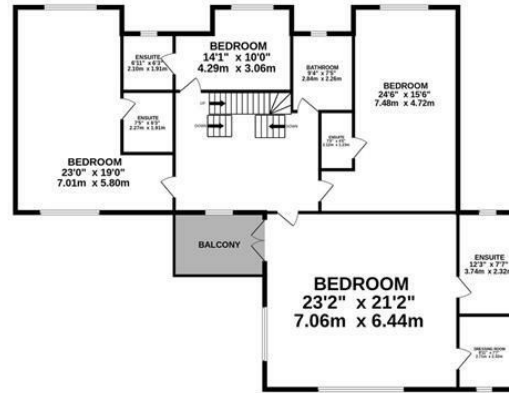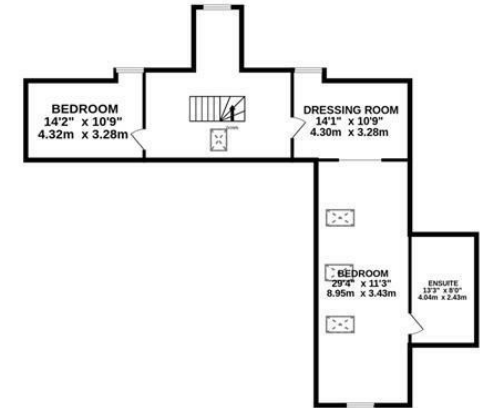
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Floor Plan

GROUND FLOOR
2108 sq.ft. (195.8 sq.m.) approx.

UTILITY ROOM
8'8" x 7'7"
2.63m x 2.32m

KITCHEN/FAMILY ROOM
34'0" x 20'8"
10.36m x 6.30m

BOILER

BOOT ROOM
9'2" x 7'7"
2.80m x 2.32m

GARDEN ROOM
17'4" x 10'8"
5.29m x 3.25m

DINING ROOM
15'9" x 15'3"
4.79m x 4.65m

SITTING ROOM
20'8" x 13'6"
6.30m x 4.11m

ENTRANCE HALL

LOUNGE
23'0" x 12'2"
7.01m x 3.72m

1ST FLOOR
1894 sq.ft. (175.9 sq.m.) approx.

ENSUITE
6'11" x 6'3"
2.10m x 1.91m

BEDROOM
14'1" x 10'0"
4.29m x 3.06m

BATHROOM
9'4" x 7'5"
2.84m x 2.26m

BEDROOM
24'6" x 15'6"
7.48m x 4.72m

ENSUITE
7'5" x 6'0"
2.27m x 1.91m

BEDROOM
23'0" x 19'0"
7.01m x 5.80m

BALCONY

ENSUITE
12'3" x 7'7"
3.74m x 2.32m

BEDROOM
23'2" x 21'2"
7.06m x 6.44m

DRESSING ROOM

2ND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

BEDROOM
14'2" x 10'9"
4.32m x 3.28m

DRESSING ROOM
14'1" x 10'9"
4.30m x 3.28m

BEDROOM
29'4" x 11'3"
8.95m x 3.43m

ENSUITE
13'3" x 8'0"
4.04m x 2.43m

TOTAL FLOOR AREA : 4949 sq.ft. (459.8 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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At a glance...

FIVE RECEPTIONS ROOMS

STUNNING BRAND NEW KITCHEN/FAMILY ROOM

SIX DOUBLE BEDROOMS

FIVE ENSUITES PLUS FAMILY BATHROOM & CLOAKROOM

0.6 OF AN ACRE

AMPLE OFF ROAD PARKING

SELLER'S SECRET

Why we like it....

A well thought out redevelopment this property not only offers brilliant space both internally and externally but also the kerb appeal is great! The minute you enter the property you really do get the WOW factor!

To buy or not to buy....

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