

37 Hanging Barrows  
Boughton  
Northampton  
NN2 8EZ

£290,000

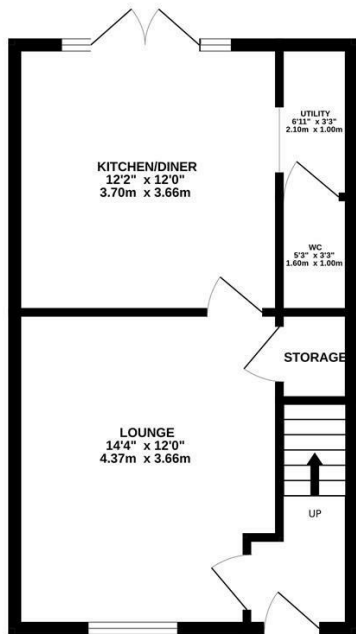


OSCAR JAMES

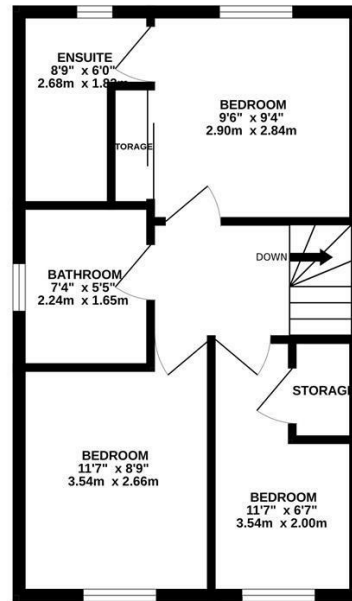
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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.

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## AT A GLANCE...



Good size living space



Generous kitchen/diner with modern finish plus a utility room



Three bedrooms



Cloakroom, family bathroom & Ensuite to master



Mainly laid to lawn rear garden with patio & decking areas



Off road parking & garage





# WHAT'S GREAT?

\*\*\*IMMACULATE CONDITION\*\*\*

Oscar James are delighted to welcome to the market this modern three bedroom semi detached home situated on the sought after Buckton Fields development of Boughton. Ideally located just a ten minute drive to Pitsford Reservoir where you and the family can enjoy stunning seasonal walks.

The entrance hall flows into the bright and airy lounge which leads into the kitchen/diner. Finished to a high standard and modern gloss specification in immaculate order throughout. There are some integrated appliances and in addition there is a utility area with access into the cloakroom. Double doors give lovely views over the garden bringing the outside in. To conclude the ground floor accommodation there is an under stairs storage cupboard and stairs rising to the first floor.

There are three bedrooms and the modern family bathroom comprising a three piece suite.

The master bedroom benefits from an ensuite shower room and built in wardrobes whilst bedroom three has a built in storage cupboard.

Externally the rear garden has patio and decking providing a fantastic seating area complete with lawn. There is gated side access where you will find a driveway providing off road parking and the single garage.

With highly motivated vendors this is not a property to be missed so we urge you to view at your earliest convenience!

...expect excellence



# SELLER'S SECRET

We loved this property the minute we stepped foot through the door as it was the ex show home and has been a great family home! We love the location too its ideal for road links.



## *Why we like it....*

If you are looking for a property to move straight into and stick the kettle on this is the one for you! Immaculate throughout and finished with such a fresh look. We also love how bright the house is throughout when the sun is shining through!

*To buy or not to buy....*

# OSCAR JAMES

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