



22 Home Farm Drive

Boughton, Northampton, NN2 8ES

£2,000 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into 05/07/2025.

A detached four-bedroom house ideal for a family, which benefits from a high specification finish throughout, including granite worktops in the kitchen and utility room, tiled flooring to the open plan kitchen/breakfast room, utility and entrance hall. There are integrated appliances including a five-ring burner hob, and gas central heating, UPVC double glazing throughout and a detached double garage with light and power.



Unfurnished accommodation: entrance hall, study, cloakroom, lounge, kitchen/breakfast room, utility room, four double bedrooms, two en-suite shower rooms, family bathroom, rear garden, driveway parking and a double detached garage. No pets permitted! Energy Efficiency Rating B. Council Tax Band F.

The entrance hall provides access to all ground floor rooms, with stairs rising to the first-floor accommodation with an under-stairs cupboard and a separate double cupboard providing plenty of storage space. The cloakroom comes with a toilet and a hand wash basin, plus tiled flooring. The large living room is carpeted and has a window which overlooks the front garden. The study is also fully carpeted with a fitted display case.

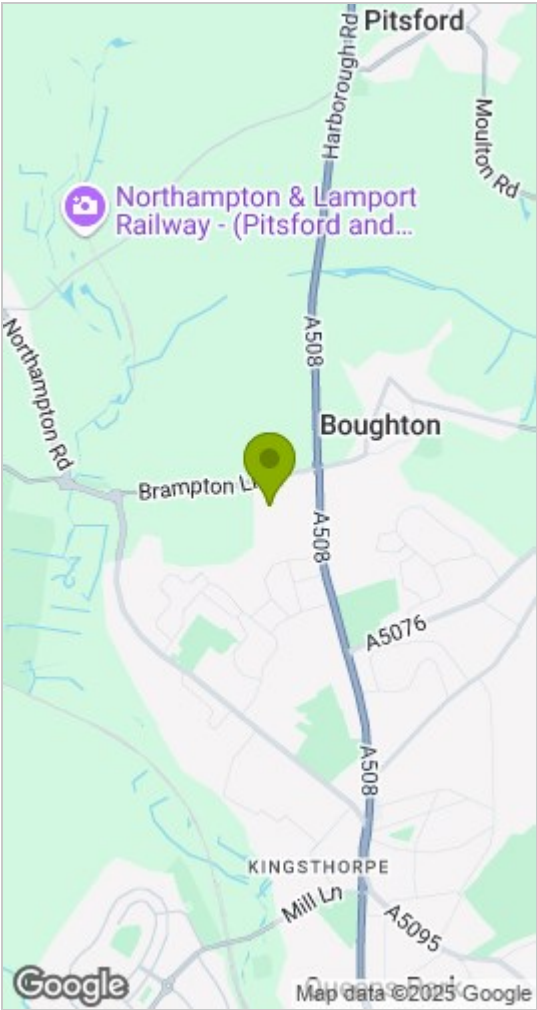
The impressive kitchen/breakfast room runs along the back of the house, with windows overlooking the rear garden, and French doors opening into the garden. There is tiled flooring and ample modern cabinets and drawers, with granite worktops incorporating a sink unit, 5 ring gas hob with extractor hood, double oven, integrated dishwasher, fridge/freezer. The utility room has further matching cabinets and worktops, and a washing machine and tumble dryer are available but the landlord is not liable for repair or replacement.

Carpeted stairs rise to the first floor to a carpeted landing with an airing cupboard. The master bedroom is a large double with a dressing room with full length mirrored wardrobes and a well-appointed en-suite shower room. The second bedroom has built-in wardrobes, and an en-suite shower room. Third bedroom is also a double bedroom with freestanding wardrobes. Bedroom four is also a good size double. Family bathroom with white bathroom suite including bath, low-level toilet and hand wash basin.

Externally the property benefits from a private enclosed rear garden with a patio area spanning the width of the property, lawn area, side gate leading to the front of the property. Driveway parking for four plus cars and detached double garage.

- Entrance Hall 18'07 x 6'05 (5.66m x 1.96m)
- Lounge 17'09 x 11'11 (5.41m x 3.63m)
- Study 10'05 x 9'06 (3.18m x 2.90m)
- W/C 6'02 x 3'07 (1.88m x 1.09m)
- Kitchen/Family Room 29'10 x 10'10 (9.09m x 3.30m)
- Utility Room 6'01 x 5'08 (1.85m x 1.73m)
- Master Bedroom 11'07 x 9'07 (3.53m x 2.92m)
- Dressing Area 7'08 x 6'09 (2.34m x 2.06m)
- Master En-suite 7'08 x 5 (2.34m x 1.52m)
- Bedroom Two 12'03 x 9 (3.73m x 2.74m)
- Bedroom Two Shower Room 7'05 x 5'02 (2.26m x 1.57m)
- Bedroom Three 9'08 x 9'07 (2.95m x 2.92m)
- Bedroom Four 11'04 x 9'08 (3.45m x 2.95m)
- Family Bathroom 7'02 x 6'02 (2.18m x 1.88m)
- Garden 34'08 x 27'01 (10.57m x 8.26m)
- Detached Garage

Area Map



Energy Efficiency Rating

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

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