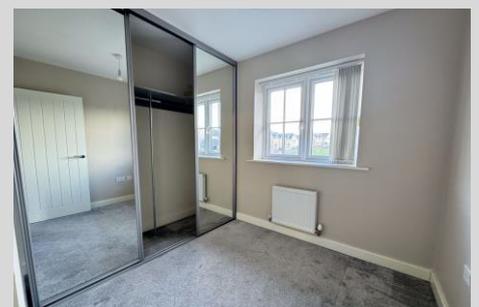




93 Glebe Road, Boughton, Northampton, NN2 8ET

This modern four-bedroom detached family home, built by Bloor Homes in 2018, is situated on the Buckton Fields development, on the edge of idyllic Boughton Village. Offering a well-designed layout, the property features a welcoming entrance hall, a spacious living room, a cloakroom, a stylish kitchen/diner with integrated appliances, and a separate utility room. Upstairs, you'll find a family bathroom with a double shower cubicle, an ensuite with a further double shower, and three additional bedrooms. Outside, the property boasts private front and rear gardens, with open green space to the front. A single garage and driveway provide ample parking. Gas central heating, double glazing, and an EPC rating of B and council tax band is D. No onward chain.



***Detached family home**

***Four bedrooms**

***Kitchen / Diner**

***Utility room**

***Cloakroom**

***Living room**

***Ensuite to bedroom one**

***No onward chain**

FOR SALE £360,000

Frontage

Boasting excellent kerb appeal and overlooking parkland, the front garden is laid to lawn with flowering shrubs beneath the window. A pathway leads to the front door, which is sheltered by a storm porch. The garage and driveway are located adjacently to the left as you approach the front door.

Entrance Hallway

A composite front door with an obscure glazed panel welcomes you into the hallway, creating a bright yet private entrance. The space features high gloss wooden flooring and a wall-mounted radiator for added comfort. Stairs rise to the first floor, and a ceiling-mounted smoke alarm is fitted for safety. Doorways lead to the ground floor accommodation.

Living room 15' 2" x 11' 2" (4.62m x 3.41m)

Featuring a neutral carpet, UPVC double glazed window to the front overlooking open parkland. Wall mounted radiator

Utility room

This practical space neatly tucked away under the staircase features a continuation of the hallway flooring and a wood-effect roll-top work surface. It includes a storage cupboard, plumbing for a washing machine and tumble dryer, and alarm control box which is disconnected.

Cloakroom/WC

Fitted with a two piece suite consisting of WC and hand wash basin with complimentary splash back tiling, Wall mounted radiator, UPVC obscure glazed window allowing both natural light and providing privacy to the front. Ceramic tiled flooring.

Kitchen dining room 21' 3" x 10' 2" (6.47m x 3.09m)

Kitchen: Featuring a seamless continuation of the hallway flooring, complemented by a stylish range of off-white base and eye-level cupboards providing ample storage. Integrated appliances include a fridge/freezer, a double Bosch oven, and an electric induction hob complete with a sleek wall-mounted splashback and extractor fan. A stainless steel bowl-and-a-half sink with a chrome mixer tap is set within wood-effect roll-top worktops, which are paired with matching up-stands for a cohesive finish. Recessed spotlights illuminate the space, and a UPVC double-glazed window offers a pleasant view of the rear garden. The Potterton Promax boiler, which serves the property's heating and hot water, is neatly concealed within a

corner cupboard. Dining Area: Continuation of the kitchen flooring and benefits from UPVC double-glazed French doors with side panels, allowing natural light to flood the space and providing easy access to the garden. A wall-mounted radiator ensures comfort throughout.

Stairs to first floor & Landing

A turned staircase featuring wooden spindles and a handrail, with a UPVC window midway offering a view of the side aspect. The landing provides access to the loft, a cupboard housing the hot water tank, and all first-floor rooms. A ceiling-mounted smoke alarm is installed for added safety.

Bedroom One & En suite 10' 8" x 9' 1" (3.25m x 2.77m)

Located to the rear of the property in a westerly facing direction, features include, Neutral carpet and a wall-mounted radiator for comfort. A UPVC double-glazed window overlooks the rear aspect, allowing plenty of natural light to fill the space. En Suite: Modern & stylish three-piece suite comprising a fully tiled double shower enclosure with a mains-powered shower, a hand wash basin set within a sleek vanity drawer unit, and a WC. The walls are finished with black ceramic tiles, complemented by grey ceramic floor tiles. A large wall-mounted mirror enhances the sense of space, while recessed spotlights and a wall-mounted extractor fan & chrome heated towel rail provide practicality and comfort.

Bedroom Two 10' 4" x 8' 2" (3.14m x 2.49m)

Located to the rear of the property, featuring a neutral carpet, UPVC window overlooking the rear garden & wall mounted radiator

Bedroom Three 12' 4" x 6' 9" (3.76m x 2.05m)

Situated at the front of the house, this room features a neutral carpet, a wall-mounted radiator, and a UPVC double-glazed window offering pleasant views of the parkland opposite.

Bedroom Four 8' 8" x 6' 7" (2.64m x 2.01m)

Situated at the front of the property, this versatile room is currently used as a dressing room. It features a spacious, wall-to-wall built-in wardrobe with ample hanging space and sliding mirrored doors. A UPVC window offers pleasant views over the parkland opposite, while a wall-mounted radiator ensures warmth and comfort.

ANTI MONEY LAUNDERING REGULATIONS

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Family Bathroom

This family bathroom is designed with modern living in mind, featuring a fully tiled double shower cubicle with a mains-powered shower. It also includes a three-piece suite comprising a panelled bath with mixer taps and a shower attachment, a hand wash basin set in a vanity drawer unit, and a WC, all enhanced by stylish grey splash-back tiling. The high-gloss cream ceramic tiled floor adds a sleek touch, while the UPVC obscure double-glazed window at the rear ensures privacy light and ventilation.

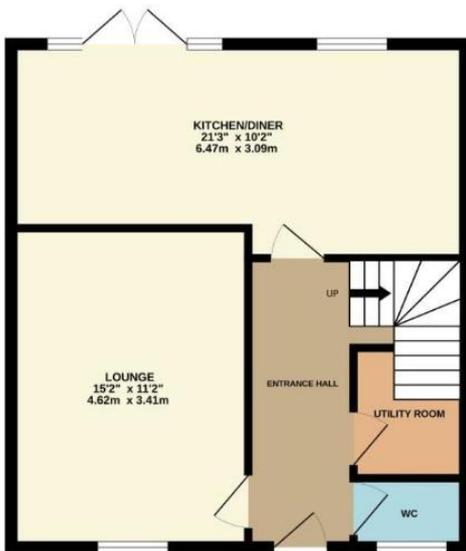
Rear Garden

This westerly facing, enclosed rear garden is predominantly laid to lawn, offering a peaceful space for relaxation. A small patio area provides an ideal spot for outdoor dining or entertaining. The garden is bordered by timber fencing, with gated access on one side leading to the driveway and garage.

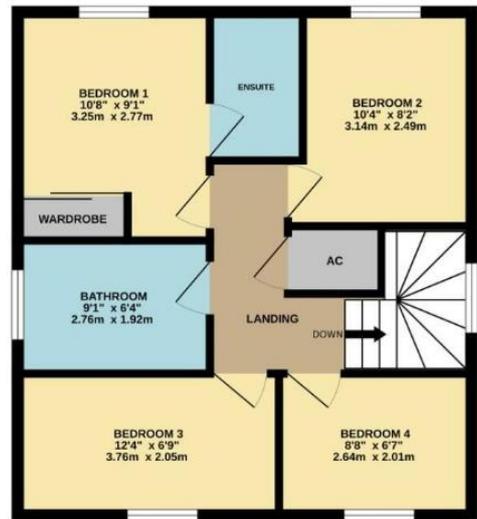
Driveway & Garage

The tarmac driveway, located adjacent to the property, offers space to park two (possibly three) vehicles. The garage is accessed via an up-and-over metal door and provides eaves storage. Power and light are not connected.

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



Additional information

Mains drain, gas, water & electricity are connected to the property. Heating & hot water via gas boiler. The local authority for this property is West Northants Council and the council tax band is D

Only the fixtures & fittings and other items described in these details are included in the selling price. The Agents have not checked they are fit for purpose nor have we tested any of the services mentioned within these details.

Verification of the legal title of the property has not been sought & the purchaser should seek verification of this through their solicitor.

These property details do not constitute part of, (or all) of an offer, or contract. The tenure of this property is **FREEHOLD**

Broadband speed: Follow this link to check: [Broadband Speed Checker - Best Broadband & Speeds in my area](#)

Mobile Signal & coverage: Follow this link to check: [Mobile Coverage Checker by postcode for all UK networks with one search | Signalchecker.co.uk](#)

IMPORTANT: Additional charges:

An annual charge is made of approximately **£155.00** per year for the upkeep and maintenance of the development by First Port Property Services.

Buying to let?

The rental value of this property is £1750 per calendar month (exclusive of bills)

Measurements provided by Agent:

All measurement given on these details are approximate and are for guidance purposes only. Potential buyers are strongly advised to take their own measurements.

Stamp Duty (from 1st April 2025)

Standard Rates

- £125,001 – £250,000: 2%
- £250,001 – £925,000: 5%
- £925,001 – £1.5 million: 10%
- Over £1.5 million: 12%

First-Time Buyers

- 0% on the first £300,000
- 5% on property value between £300,001 and £500,000

Additional Properties (Buy-to-let and second home purchases)

- Up to £125,000: 5%
- £125,001 – £250,000: 7%
- £250,001 – £925,000: 10%
- £925,001 – £1.5 million: 15%
- Over £1.5 million: 17%

Energy performance certificate (EPC)

93, Glebe Road
Boughton
NORTHAMPTON
NN2 8ET

Energy rating

B

Valid until: 10 May 2028

Certificate number: 0553-3819-7251-9498-9015

Property type

Detached house

Total floor area

98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



albion knights properties

