



Butchers Lane
Boughton, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Butchers Lane

Boughton, Northampton, NN2 8SH

TOTAL AREA: APPROX. 183.8SQ. METRES (1978.1 SQ. FEET)

PEACEFULLY POSITIONED ON A QUIET LANE WITHIN THE HIGHLY DESIRED VILLAGE OF BOUGHTON IS THIS STONE BUILT FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN HEAVILY IMPROVED AND EXTENDED BY THE CURRENT OWNER. WITH THE ORIGINAL PROPERTY DATING BACK TO 1680.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- STUDY AREA
- BEDROOM ONE (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM

£700,000 Freehold





THE PROPERTY

Leading from the entrance hall is a cloakroom, dining room with bay window and window seat, dual aspect sitting room with log burning stove set in an inglenook fireplace. The kitchen / breakfast room with fitted with a range of units and has French doors to leading out the rear.

On the first floor there is a study area, main bedroom with fitted wardrobes and an en-suite with double shower cubicle, three further bedrooms and a family bathroom.

A wrought iron gate gives access to the driveway which provides ample off road parking leading to the double garage. There is a private south westerly facing rear garden which is mainly laid to lawn with established bedded borders, pond and stone paved patio area.

EPC Rating D. Council Tax Band G.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

The village of Boughton is situated on the northern fringe of Northampton, four miles from the town centre. The thriving community supports many active clubs and societies and has a primary school, church, village hall, public house, pocket park and cricket ground. Further amenities to include small supermarkets, petrol station, post office and secondary schooling can be accessed in the neighbouring village of Moulton less than two miles away. The A508 Market Harborough to Milton Keynes road runs directly alongside the village and in turn gives access to the A14 before leading to both the M1 and M6 motorways at Catthorpe interchange. Northampton is the nearest mainline rail access point for London Euston and Birmingham New Street although Wellingborough, which is some 11 miles east of Boughton, also offers services to London St Pancras International and Nottingham.

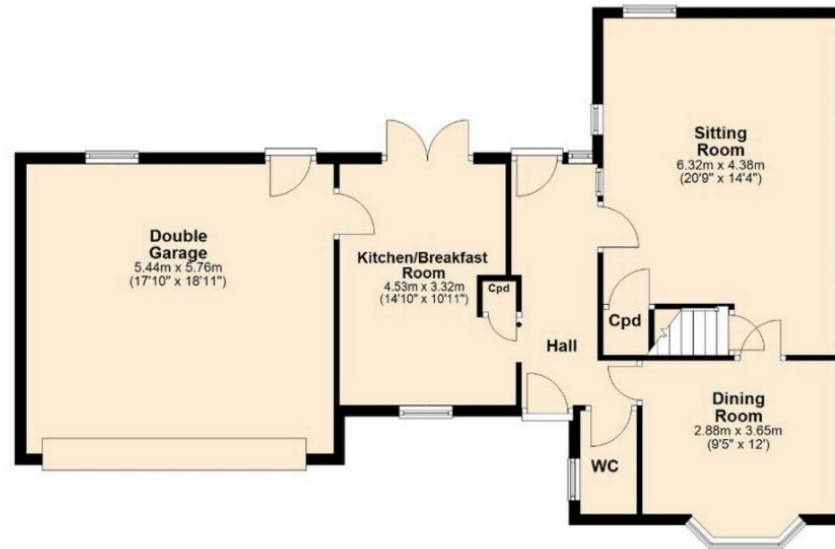
IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

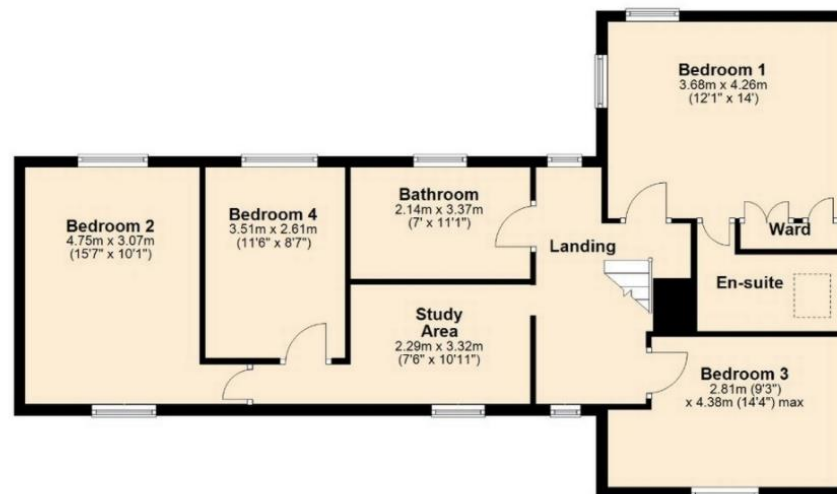
FLOORPLAN

TOTAL AREA: APPROX. 183.8SQ. METRES (1978.1 SQ. FEET)

Ground Floor



First Floor





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