



Connells

Home Farm Drive  
Boughton Northampton



## Property Description

An excellent opportunity has arisen to purchase this four bedroom detached property on a corner plot position in this very popular location.

The property comprises to the ground floor, living room, office, cloakroom, kitchen/diner and a utility. To the first floor there are four bedrooms with en-suite to the master bedroom and a family bathroom.

Outside to the front there is a driveway providing off road parking leading to a single garage and a gate leads to the rear garden which is enclosed and provides a lovely outdoor area for the whole family.

### Entrance Hall

Entered via double glazed door to front elevation, radiator, stairs rising to first floor, storage cupboard, doors to:-

### Cloakroom

Wash hand basin, low level WC, radiator.

### Study

8' 9" x 5' 4" ( 2.67m x 1.63m )

Double glazed window to front elevation, radiator.

### Lounge

14' 10" excluding bay x 10' 10" ( 4.52m excluding bay x 3.30m )

Double glazed boxed bay window to front elevation, radiator.

### Kitchen

25' 9" x 10' 4" ( 7.85m x 3.15m )

Two double glazed windows to rear elevation, fitted with a range of floor and wall mounted units with work surface over, integrated gas hob with extractor over, sink and drainer, radiator, double glazed patio doors to rear elevation.

### Utility

6' 2" x 5' 1" ( 1.88m x 1.55m )

Floor and wall mounted units with work surface over.

### First Floor Landing

Access to loft, radiator, doors to:-

### Bedroom One

10' 9" x 10' 8" ( 3.28m x 3.25m )

Double glazed window to rear elevation, fitted wardrobe, radiator, door to-

### En-Suite

Obscure double glazed window to rear elevation, low level WC, wash hand basin, tiled shower cubicle.

### Bedroom Two

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to rear elevation, fitted wardrobe, radiator.

### Bedroom Three

10' 11" excluding recess x 7' 10" ( 3.33m excluding recess x 2.39m )

Double glazed window to front elevation, radiator, fitted wardrobe.

### Bedroom Four

10' 9" x 9' ( 3.28m x 2.74m )

Double glazed window to front elevation, radiator.

### Family Bathroom

Obscure double glazed window to side elevation, four piece suite comprising panelled bath, wash hand basin, low level WC, tiled shower cubicle, radiator.

### Outside

#### Front

Laid to lawn with shrubs and steps to front door. Tarmac drive to the side providing off road parking leading to the Garage. Gated access to the rear garden.

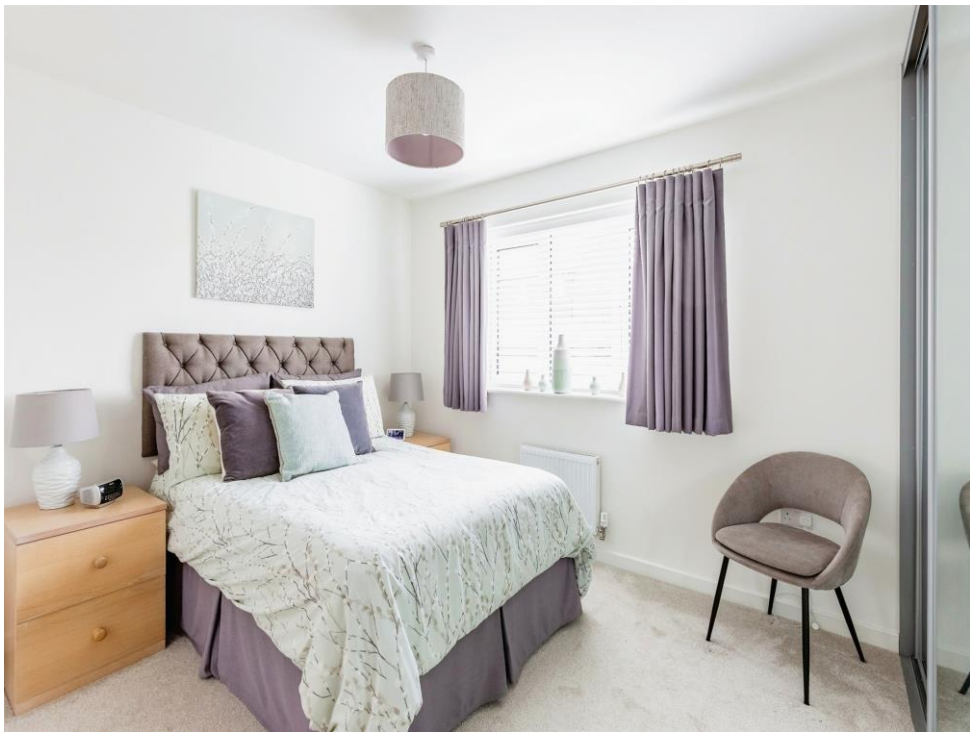
#### Garage

With an electrically operated door and fully shelved.

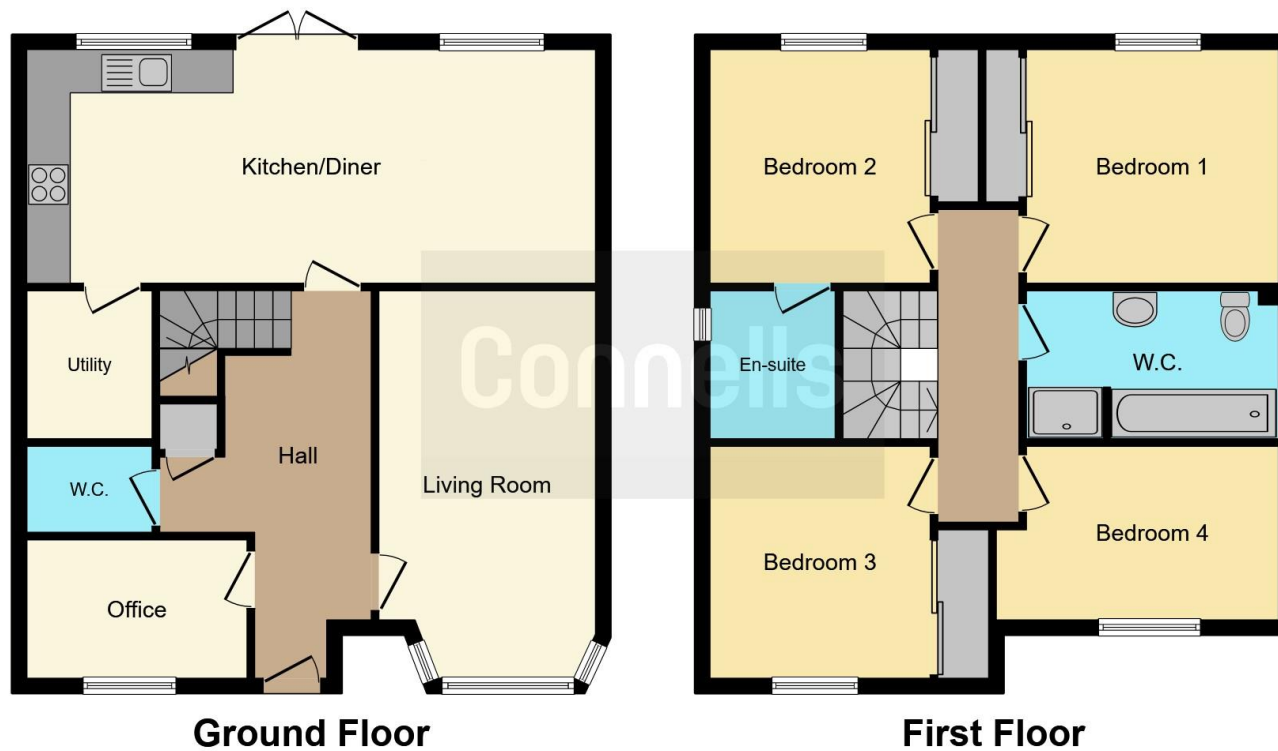
#### Rear Garden

A wall and fence enclosed garden which is laid to lawn and paved patio with shrubs.









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**EPC Rating: B**

Tenure: Freehold

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