



GREENER Country HOUSES & COTTAGES



Raggleswood, 4 Spinney Close, Boughton, Northampton, NN2 8SD

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This spacious individual modern detached family home provides four bedroomed accommodation of over 2,600 square feet together with a unobtrusive mobility access designed annex/games room with bathroom en-suite. The interior includes two spacious reception rooms and a 23ft x 16 ft open plan kitchen/breakfast room opening directly to the rear garden. There is a master bedroom suite, family bathroom and ground floor bathroom together with an additional cloaks/shower room. Externally the house stands in delightful well tended private gardens of just over half an acre facing in a westerly direction at the rear.

Price £795,000 Freehold

LOCATION

Spinney Close stands on the south side of the popular sought after village of Boughton along a no through lane serving only nine properties. To the south of Spinney Close there is an established Copse known as The Obelisk Spinney and the gardens of Raggles Wood back directly onto the Obelisk Centre cricket pitch and playing fields.

GROUND FLOOR

RECEPTION HALL

23'4 x 6'0

Approached through a composite front door, the hall has oak style laminate flooring and the stairs rising to the first floor.

LOUNGE

26'3 x 12'4

A very spacious through room with a coved ceiling and four casement UPVC bow window to the front elevation. There is a gas coal effect fire with an oak mantle and marble hearth and sliding double glazed doors opening to the rear terrace and garden.



DINING ROOM

16'10 x 10'11

With a mosaic parquet floor and three casement window to front elevation, there is a coved ceiling and a fitted shelving unit with cupboards under.



CLOAKS/SHOWER ROOM

6'8 x 4'9

White suite of Quadrant shower cubicle, pedestal wash basin and WC.

KITCHEN/BREAKFAST ROOM

23'7 x 16'6

A very spacious open plan room with floor and wall cabinets with natural oak work surfaces incorporating a ceramic sink unit with mixer tap. The integrated appliances include the automatic dishwasher, the four place gas hob beneath a stainless steel cooker hood, the AEG eye level oven and microwave. There is a larder cupboard, a Liebherr fridge and Karndean tiled flooring leading through to the breakfast area currently used as a sitting area with TV point and French doors opening to the rear terrace and garden.



UTILITY ROOM

7'2 x 6'10

With further floor and wall cabinets with laminated work surfaces incorporating a stainless steel sink unit and plumbing for washing machine and tumble dryer.

INNER LOBBY

12'6 x 8'0

Connecting the main house to the annex but also giving access to a passageway measuring 19'6 x 3'0 ft which leads to the front driveway and has internal access to the garage.

ANNEX/GAMES ROOM

26;2 x 18'8

Designed for mobility access with laminate flooring, this is an open plan space with French doors opening to the rear terrace and garden and part used as a gymnasium. The room has potential for a variety of uses such as studio, office and hobby room. A door leads to:-



BATHROOM

12'5 10'1

A large room designed for disabled use comprising wash basin, WC and free standing bath. There is a roof void access hatch to the ceiling which is fitted with noggins suitable for carrying a track hoist if required.



FIRST FLOOR

LANDING

15'6 x 8'0

With a full depth picture window to the front, the landing houses the airing cupboard with a boiler and hot water cylinder.

MASTER BEDROOM SUITE

BEDROOM ONE

13'2 x 12'5

With a range of fitted wardrobes to one wall with shelving and hanging space and a draw stack with TV shelf over, there is a second fitted wardrobe and a window overlooking the west facing rear garden. Door to:-



SHOWER ROOM/EN-SUITE

6'1 x 5'9

With a white suite comprising of pedestal wash basin, WC as well as a Quadrant shower cubicle, extractor fan, shaver socket and two casement windows to the front elevation.

BEDROOM TWO

13'2 x 9'11

With a three casement window also overlooking the rear garden.

BEDROOM THREE

11'2 x 9'10

With a built in wardrobe this room has a door to the airing cupboard, has a hatch to the eaves and a three casement window to the front elevation.

BEDROOM FOUR

9'10 x 9'11

With a three casement window overlooking the rear garden and currently used as a work from home office.

BOX ROOM

6'2 x 5'8

With a window to front elevation and currently used for storage.

FAMILY BATHROOM

8'8 x 6'6

With a white suite of panelled bath, pedestal wash hand basin and WC, there is a part ceramic tiled dado and two casement window to side elevation.



OUTSIDE

The house stands well back from Spinney Close behind a deep front garden laid to lawn, with a number of established trees and a private tarmac drive leading to off road parking for a camper van with turning area in front of the integral double garage.



DOUBLE GARAGE

18'6 x 16'2

Approached through electrically operated up and over doors and with light and power connections.

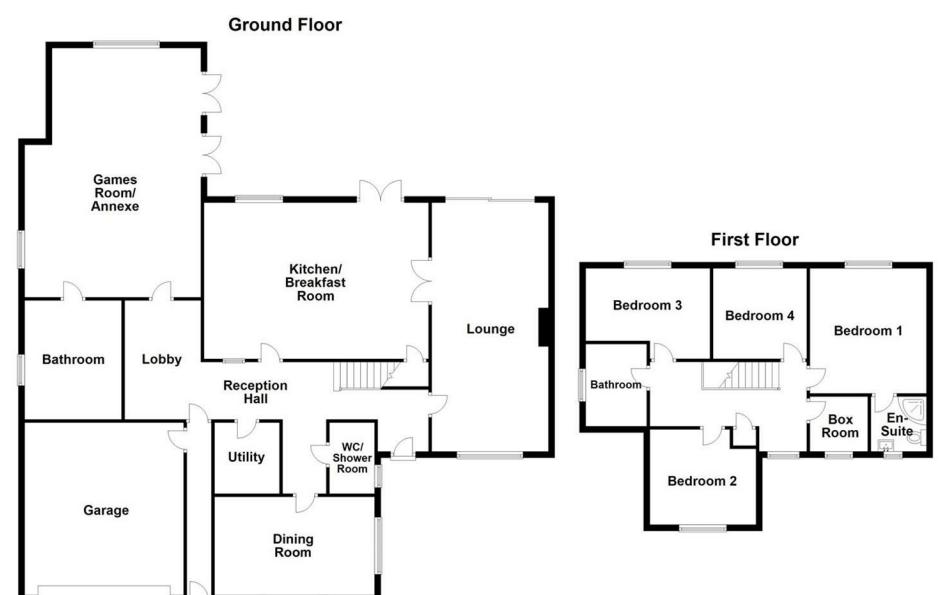
REAR GARDEN

Approached by a Yorkstone paved terrace with further block paved terracing and level access to the lawn which stretches away from the house in a westerly direction and which is bounded by a combination of Chestnut pales and close boarded fencing, together with established tall mature hedges giving a high degree of privacy. There are a number of well stocked flower borders and at the far end of the garden there are tall mature Cedar and Pine trees. The garden also houses:-



CABIN

Constructed of timber beneath a UPVC roof and comprising two rooms:-



Not to scale. For illustrative purposes only

ROOM ONE

11'1 x 9'3

With a fitted work bench, storage box, light and power connections.

ROOM TWO

9'0 x 6'6

Used as an implement storage shed also with light and power connections.

There is a further timber garden store also with work bench and measuring 11'8 x 7'9 ft.

SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler with domestic hot water through a Megaflow mains pressure unvented cylinder. The property has replacement UPVC double glazing and a security alarm system.

COUNCIL TAX

Daventry Council - Band F

LOCAL AMENITIES

Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. There is a country park and sailing club at nearby Pitsford Reservoir and the Northampton County Golf Course is at Church Brampton. There are local shops at Whitehills and a Waitrose Supermarket in Kingshorpe.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 Barrack Road to the traffic light junction with St Andrews Road. Carry straight on through the traffic lights to the next traffic light junction adjacent to the Cock Inn at Kingshorpe. Carry straight on travelling north sign-posted towards Market Harborough along the Harborough Road and continue out of the town passing the White Hills Pub on the left hand side. At the next roundabout, turn right sign posted to Boughton, take the first turning on the right into Howard Lane and right again into Spinney Close where the property stands on the right hand side.

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