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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Redwood, Butchers Lane, Boughton, Northampton, Northamptonshire, NN2 8SH

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This fine individual modern detached four bedroomed bungalow was constructed of stone beneath a tiled roof in the year 2000 and has been much improved and refurbished by the present owners with refitting of the kitchen and bathrooms together with other significant upgrades and landscaping. The interior which extends to approximately 1,800 square feet includes a 27ft long living room opening directly to a conservatory which gives on to the rear garden, a large separate dining room and a 16ft long refitted kitchen/breakfast room. There is a master bedroom suite, a family bathroom, attached double garage with additional off road parking for several vehicles and space for camper van if required. Redwood stands in attractive gardens backing onto and overlooking an open field.

Price £695,000 Freehold

ACCOMMODATION

RECEPTION HALL

22'2 x 7'1

Approached through an entrance porch, the central hall has Karndean flooring beneath an exposed ceiling beam and there is a roof void access hatch and airing cupboard. Doors lead to the bedroom accommodation and the living accommodation.



LOUNGE

27'4 x 13'0

A spacious room of generous proportions with a coved ceiling and an open hearth fireplace with stone feature chimney breast over a gas coal effect fire. There are TV and wall light points, doors to the dining room and French doors to:-



CONSERVATORY

12'9 x 11'7

Of UPVC double glazed construction beneath a pitched poly carbonate roof with a central ceiling fan/light, there is a ceramic tiled floor and radiator and French doors opening to the rear terrace and garden.



DINING ROOM

21'7 x 9'7

Another well proportioned room with exposed ceiling beams, window to side elevation and door leading to:-

KITCHEN/BREAKFAST ROOM

16'9 x 11'2

Refitted with shaker style floor and wall cabinets with polished Quartz surfaces incorporating under slung sink and a central breakfast bar also with polished Quartz surfaces. Built in appliances comprise an AEG double oven a five place gas hob with extractor hood over, AEG fridge and freezer a larder cupboard and built in wine cooler. There is a concealed bin drawer, a dormer window to the west facing terrace and a door to the utility room.

UTILITY

7'11 x 7'1

Also with floor and wall cabinets with polished granite work surfaces incorporating Belfast sink unit, there is plumbing for automatic dishwasher, washing machine and tumble dryer, a door to the side access and an internal door to the garage, a further door leads to the cloakroom.



CLOAKROOM

4'3 x 3'8

With a white suite of WC with concealed cistern, vanity wash basin with cupboards under, window to side elevation.

MASTER BEDROOM SUITE

15'6 x 12'10

A spacious double room with coved ceiling and a range of fitted wardrobes to one wall with sliding doors, there is a TV point, french doors opening to the rear terrace and garden and a door to shower room ensuite.



ENSUITE

9'0 x 3'0

Refitted with a white suite of ceramic tiled shower with rain shower and height adjustable shower, glazed screen, vanity wash basin with cupboards under and WC with concealed cistern. There is a mirror fronted cabinet with a shaver socket and vertical heated towel rail.



BEDROOM TWO

14'4 x 9'6

Currently used as the sitting room/office with three casement window to front elevation.



BEDROOM THREE

12'4 x 9'9

Another double room with three casement windows to the front elevation.

BEDROOM FOUR

8'1 x 8'8

Currently used as a dressing room with a range of fitted wardrobes with hanging space and sliding doors.

FAMILY BATHROOM

9'0 x 7'9

With a white suite with a twin ended bath, WC with concealed cistern and a vanity wash basin with cupboards under and a mirror fronted cabinet over, a ceramic tiled shower with rain shower, vertical heated towel rail.



OUTSIDE

Redwood stands back from Butchers Lane in an elevated position approached by a driveway shared with the adjoining property which leads to a block paved drive providing off road parking space for multiple vehicles and caravan/boat standing space adjacent to the double garage. There is an established garden surrounded by both stone retaining and boundary walls laid to lawn and well stocked with a variety of mature shrubs and trees which faces in a westerly direction. In front of the bungalow there is a fenced terrace with pedestrian access leading to the rear garden.

DOUBLE GARAGE

19'7 x 19'5

Approached through electric up and over doors, the garage has light and power connections, window to side and internal door to the utility room.

REAR GARDEN

Approached by paved terrace there are split level lawns bounded by well stocked flower borders, there is a timber garden store. The post and rail fencing which backs directly onto open fields.



SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from a British Gas 330 boiler also providing domestic hot water from a mains pressure unvented cylinder. The property has UPVC double glazing, a Passive Infra-Red security system and video surveillance system.

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 Kingsthorpe.

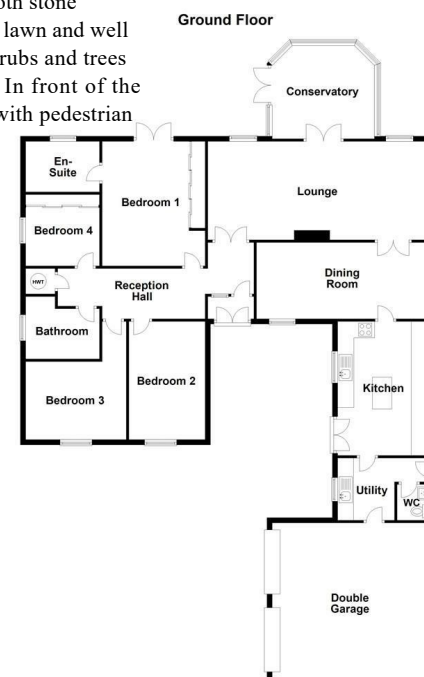
COUNCIL TAX

Daventry District Council - Band F

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 Kingsthorpe. Carry straight on travelling north sign-posted towards Market Harborough and continue out of the town passing the White Hills Pub on the left. At the next roundabout, turn right sign posted to Boughton, along Vyse Road and continue along Vyse Road as it bears left follow the road to the junction with Butchers Lane and Church Street. Bear left into Butchers Lane and continue down the lane where Redwood stands on the left hand side.

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Not to scale. For illustrative purposes only