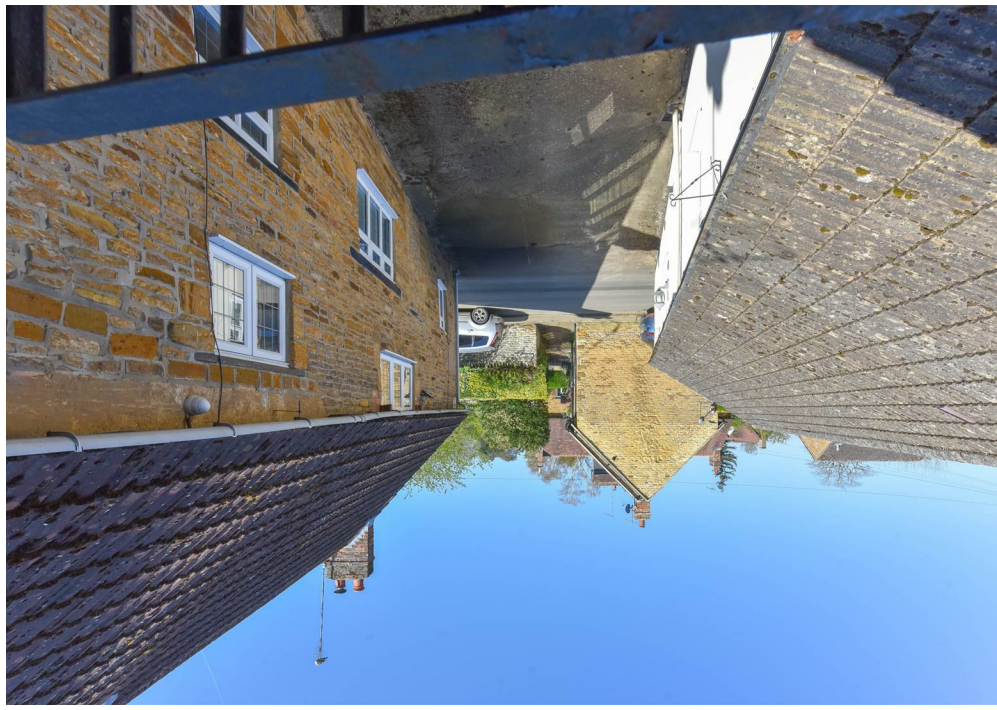


GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

53 Humfrey Lane, Boughton, Northampton, Northamptonshire, NN2 8RQ

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This very spacious two bedroomed period stone cottage stands in the heart of the Boughton village Conservation Area and is constructed of partly rendered stone beneath a tiled roof. The cottage was formerly a country workshop and has very well proportioned ground floor rooms including a 19 foot long kitchen/breakfast room which was re-fitted in 2025. There are two double bedrooms, a re-fitted bathroom and an 18 ft x 15 ft living room with a feature stone inglenook. On the first floor there is a studio style master bedroom suite with a glazed door to a Juliet balcony. The property is available with vacant possession and no upward chain.

Price £275,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
6'11" x 5'10"

Approached through a leaded light style double glazed front door, the hall has a ceramic tiled floor and partly glazed doors leading to the ground floor bedroom two, the bathroom and the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
19'7" x 11'2"

Re-fitted with shaker style floor and wall cabinets with laminate work surfaces incorporating a one and a half bowl ceramic sink with mixer tap over. The appliances comprise of a Bosch eye level oven and microwave with Neff warming drawer under and integrated automatic dishwasher with plumbing for washing machine. There is a large island unit with breakfast bar and soft close pan drawers and there are windows to the front elevation and a door to the rear. Panel glazed doors open to the living room.

LIVING ROOM
18'4" x 15'5"

With an attractive stone inglenook fireplace housing the gas living flame log burner style fire fitted with a catalytic converter, this room has TV and wall light points and contains the closed stairs rising to the first floor, beneath which there is an understairs storage cupboard with power connected. There is a casement window to the front elevation.



BATHROOM
7'00" x 7'00" maximum

Re-fitted with a white suite of panelled bath with mixer tap, half countertop washbasin with cupboards under and WC with concealed cistern and integral shelving to the side. There are ceramic tiled splash areas and dado and a fitted cabinet.



BEDROOM TWO
16'4" x 14'4"

Another very spacious room with a sealed fire surround for an electric fire, windows to three elevations, TV and wall light points and a window seat with box cupboard under.



FIRST FLOOR

MASTER BEDROOM SUITE



BEDROOM ONE
21'11" x 16'5" maximum

A large double bedroom with exposed A frame timbers and a casement door opening to a walk on Juliet balcony. There are fitted wardrobes with shelving and hanging space, a Velux rooflight and a high level window. A door leads to:-



SHOWER ROOM EN SUITE
6'04" x 6'02"

Comprising a white suite of quadrant shower cubicle, half counter top vanity wash basin with cupboards under and WC. There is ceramic tiling from floor to ceiling and there is a Velux rooflight.



OUTSIDE

On the south side of the cottage there is a paved courtyard which provides off road parking space held on a 999 year lease commencing 1987 with the adjoining owner which allows parking between the hours of 8.30am and 5.30pm Monday to Friday and Saturday one car during the same hours. No Vehicles can be parked on Sunday The residents of the adjoining Home Farm can park vehicles on this area on a Sunday and one vehicle at all times to the left hand side of the parking area. To the rear there is a pedestrian access through the gardens of adjoining properties however there are no rights of way here other than for occasional access for maintenance.



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 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.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Potterton gas fired boiler which also provides the domestic hot water. There is a passive infra red security alarm (not in service) and there are replacement UPVc double glazed windows. (None of these services has been tested).

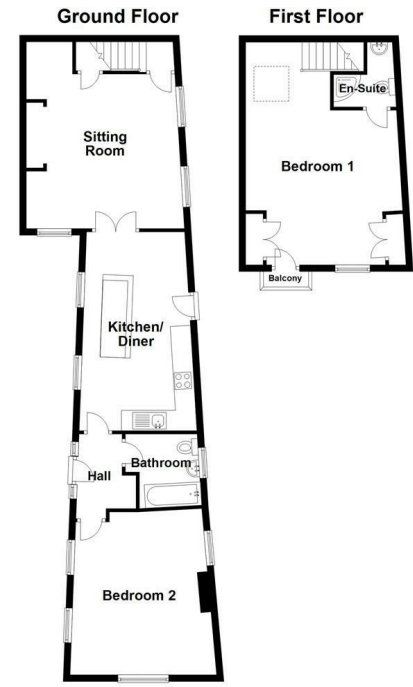
COUNCIL TAX

West Northamptonshire Council - Band C

HOW TO GET THERE

From Northampton town centre, proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn right signposted to Boughton along Vyse Road. On entering the village take the second turning on the right into Humfrey Lane and follow the road as it bears left, leading into the Conservation Area, where the property stands on the left hand side.

DOIRG09042025/0031



Not to scale. For illustrative purposes only