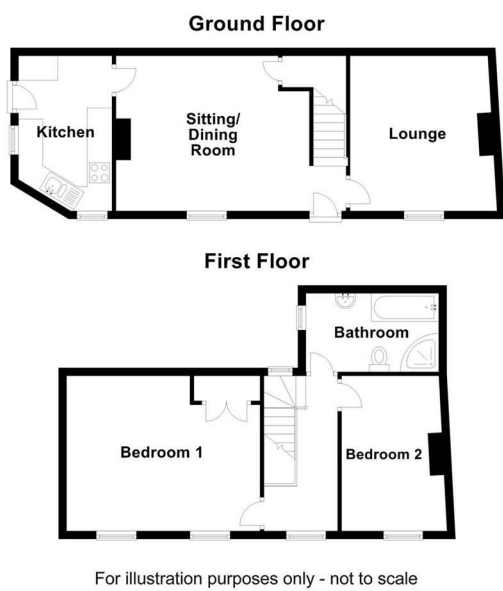




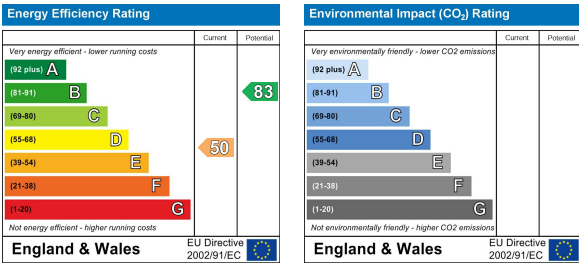
Farningham Cottage 38 Humfrey Lane, Boughton, Northampton, NN2 8RQ



Asking Price £299,950 Freehold

This delightful Victorian period stone cottage stands in the heart of Boughton village with two double bedrooms and is presented in immaculate order throughout. The present vendors have carried out a number of improvements including all-new UPVC double-glazed wood effect windows, new herringbone-style flooring and complete redecoration. The interior retains many character features including exposed beams and open hearth fireplaces providing two reception rooms including a 15ft long sitting/dining room and a modern fitted kitchen with built in appliances. The property benefits from gas fired central heating and externally there is a small courtyard garden to the side.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5'03 x 2'10

Approached through a ledged front door, the hall contains the stairs rising to the first floor, herringbone style flooring and there is an open archway to the sitting/dining room and a further ledged pine door leading to:-

LOUNGE

12'08 x 12'00

A cosy room with exposed ceiling beam and a modern UPVC double glazed wood effect windows to the front elevation and modern tall radiator. The focal point is the Victorian cast iron open hearth fireplace with hood and hob basket, pine mantle and marble hearth. There is herringbone style flooring and wall light points and down lighters.



SITTING/DINING ROOM

15'10 x 12'00

A spacious room incorporating a walk in storage cupboard, there is an exposed ceiling beam and a recessed shelving unit and UPVC double glazed wood effect windows to the front elevation and modern old school style radiator and herringbone style flooring. At the far end of the room there is an open hearth fireplace with an exposed stone chimney breast over a quarry tiled hearth housing a clear view cast iron log burner. TV point.



KITCHEN

12'4 x 7'08

Fitted with Shaker style floor and wall cabinets with laminated working surfaces incorporating a Franke one and half bowl sink unit with mixer tap. There is a Neff stainless steel low level oven and a five place gas hob standing beneath a Caple extractor hood. The kitchen has herringbone style flooring, concealed worktop lighting, a housing for a Bosch fridge/freezer with wine rack over and cupboards to the side, a built in boiler cupboard and plumbing for an automatic washing machine. there is a window to the front elevation and a door opening to the courtyard garden.



FIRST FLOOR

LANDING

12'00 x 6'00

A spacious and light landing has a roof void access hatch, a UPVC double glazed wood effect window to the front and rear elevations. Ledge pine doors lead to:-

BEDROOM ONE

15'10 x 12'02

A very spacious double room with a vaulted ceiling with exposed beams and UPVC double glazed wood effect windows to the front elevation. There is a built in wardrobe unit with shelving and hanging space, built in drawers and shelf units to the side.

BEDROOM TWO

12'03 x 9'07

Another double room also with a vaulted ceiling, currently used as a sitting/TV room and with a UPVC double glazed wood effect window to the front elevation and radiator.



BATHROOM

10'03 x 6'05

Comprising a white suite of panelled bath, pedestal wash basin and WC together with a Quadrant shower cubicle with Triton T80 power shower. There are ceramic tiled splash areas and a UPVC double glazed wood effect window to the rear elevation.



AGENT NOTE

The bathroom is located above the ground floor of the adjoining cottage to the rear therefore creating a Flying Freehold for this section of the property.

OUTSIDE

The cottage is approached by a service road from Humfrey Lane providing vehicle access to this cottage and three others. there is on road parking space to the front.

COURTYARD

At the side of the cottage there is a pedestrian gate opening to a very small courtyard garden which is paved and bounded by close boarded fencing and where there is room for a small table and two chairs.

COUNCIL TAX

West Northamptonshire Council - Band D

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Worcester combination gas fired boiler also providing domestic hot water.

LOCAL AMENITIES

Within the village, there is the Parish Church of St. John The Baptist, the Whyte Melville Public House, Village Hall and a pocket park. Local schooling is at the Boughton Primary School, with secondary education at the Moulton School. There are more extensive shopping facilities at Whitehills and at the Kingsthorpe Shopping Centre, which is approximately one and a half miles distant and where there is a Waitrose Supermarket. There are bus services to Northampton town centre.

HOW TO GET THERE

From Northampton proceed in a northerly direction on the A508 through Kingsthorpe shopping centre onto the Harborough Road North. Proceed out of the town and at the roundabout junction beyond Whitehills turn right sign posted to Boughton along Vyse Road. Continue as the road bears left towards the centre of the village and take the second turning on the right into Humfrey Lane where number 38 stands on the left hand side.

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For further information on viewing call 01604 230222