



Church Lane

Boughton



Offers in Excess of £330,000

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Lovely family home situated in a sought after village location.....





Church Lane





Welcome

This wonderful family home stands proudly on a large plot offering fantastic living accommodation. Each and every room is of a large size and benefits from high ceilings and lots of natural light throughout. The property boasts three reception rooms, a fully fitted kitchen, cloakroom, four excellently sized bedrooms, a downstairs shower room and family bathroom to the first floor. Externally the property has a large frontage to allow for off road parking and an integral garage. The rear garden is of a large size with a patio area for seating and lawn area surrounded by shrubs. This property would make the perfect forever home for the growing family! Viewings are a must.



Step inside...

Entrance Porch 4' 8" x 5' 9" (1.42m x 1.74m)

An internal front entrance porch has original stained glazing and an internal door providing access into the entrance hall.

Entrance Hall 12' 10" x 5' 10" (3.91m x 1.78m)

A central entrance hall having a radiator, under stairs recess, original feature stained glass into the front porch and stairs providing access to the first floor landing.

Lounge 15' 7" x 24' 7" (4.75m x 7.49m)

A large light and airy living room with neutral feature fireplace with inset gas fire. There is a large radiator, wall light points, open plan access into the dining room and a large double glazed window to the front elevation.

Dining Room 12' 10" x 11' 4" (3.91m x 3.45m)

Having a radiator, internal door into the second sitting room, open plan access from the living room and also a double glazed window to the rear elevation.

Third Reception Room 11' 5" x 8' 7" (3.48m x 2.62m)

A third versatile reception room running directly between the large lounge, dining room and a substantial kitchen which offers wonderful scope for alterations should any buyer choose. There is a radiator and a double glazed window to the rear elevation.

Kitchen 17' 9" x 9' 0" (5.41m x 2.74m)

Having a tasteful range of modern wall cupboards, base units and drawers with worksurfaces over. Inset stainless steel sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted brushed stainless steel extractor hood over. There is plumbing for a washing machine, space for a free standing fridge/freezer, radiator, internal doors into the second sitting room and rear storage/cloakroom and two double glazed windows to the side and rear elevations.

Cloakroom 9' 6" x 4' 2" (2.90m x 1.27m)

A handy cloakroom/storage room having an internal door into the kitchen and a double glazed door providing access onto the rear garden.

Shower Room 8' 10" x 7' 0" (2.69m x 2.13m)

A tasteful and neutral downstairs shower room having a modern three piece suite comprising a large shower enclosure with internally plumbed shower, low flush WC and a wash hand basin with chrome mixer tap. Part tiled walls, radiator, extractor fan and an obscure double glazed window to the side elevation.

Landing

With carpet flooring, doors to the four bedrooms and family bathroom. An airing cupboard and loft access.

Bedroom One 15' 8" x 12' 11" (4.78m x 3.94m)

A large and truly spacious double bedroom having a radiator and a large double glazed window to the front elevation which allows a lovely amount of natural light to pour into the property.

Bedroom Two 15' 8" x 11' 5" (4.78m x 3.48m)

An equally large double second bedroom having a radiator and two double glazed windows to the rear elevation which has a lovely outlook over the beautiful rear garden and the open playing field backdrop.

Bedroom Three 15' 3" x 7' 10" (4.65m x 2.39m)

A third double bedroom having a radiator and a double glazed window to the rear elevation.

Bedroom Four 15' 2" x 8' 11" (4.62m x 2.72m)

A fourth well proportioned double bedroom having a radiator and a double glazed window to the rear elevation.

Family Bathroom 8' 10" x 7' 1" (2.69m x 2.16m)

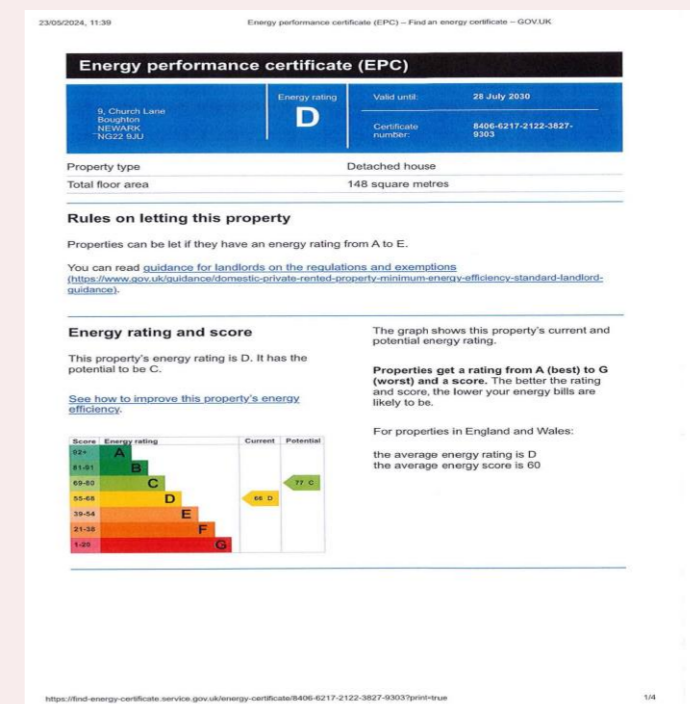
A spacious family bathroom having a three piece suite comprising a panelled bath with shower over, wash hand basin with traditional taps and a low flush WC. A radiator, part tiled walls and two obscure double glazed windows to the side elevation.

Outside

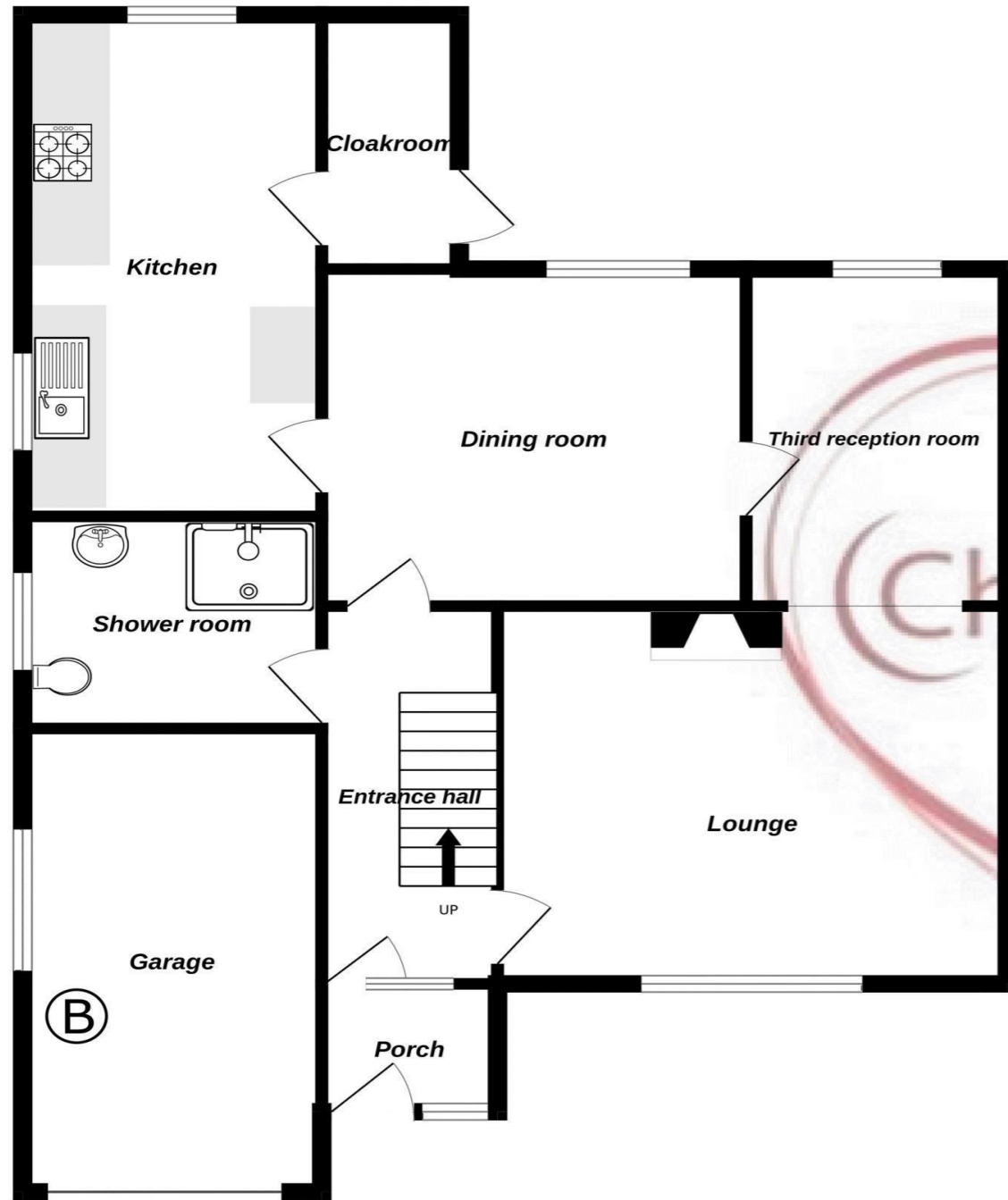
To the front of the property there is a small mid-level brick walled frontage that opens up to a driveway that is securely enclosed by wrought iron gates. A substantial driveway that provides off road parking alongside, further access to the integral garage. To the rear of the property there is a stunning private garden which consists of an hard standing patio area with small retaining wall. A well maintained lawn with a selection of mature shrubs and an open playing field backdrop that adds to the level of privacy.

Garage 15' 8" x 9' 0" (4.78m x 2.74m)

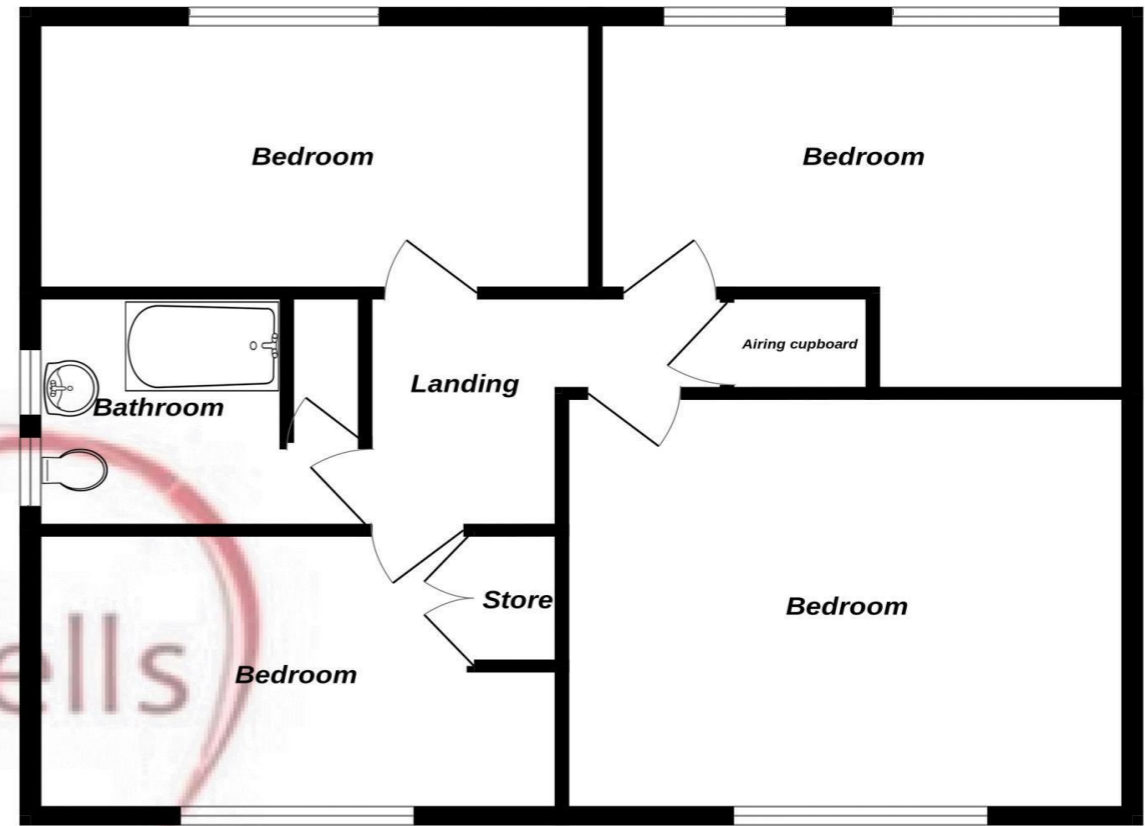
With up and over door, power, lighting and wall mounted boiler.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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