

for sale

offers in excess of **£400,000**



Richardson Close Boughton Northampton NN2 8GN

Offered to the market with NO UPWARD CHAIN is this WELL PRESENTED four bedroom detached family home, located on the popular Buckton Fields development, within the sought after area of Boughton. Benefiting from an open plan kitchen/dining/family room and four bedrooms.



Richardson Close Boughton Northampton NN2 8GN

Entrance Hall

Door to the front elevation, with further doors leading off to the cloakroom, living room and open plan kitchen/dining/family room. Wall mounted radiator with radiator cover, utility cupboard and stairs rising to the first floor landing.

Cloakroom

Two piece modern suite comprising low level flush w.c and wash hand basin with tiling to splash back area Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Utility Cupboard

Plumbing for washing machine and space for a condensing tumble dryer.

Living Room

16' 1" into bay window x 13' 5" (4.90m into bay window x 4.09m)
UPVC double glazed bay window to the front elevation. Wall mounted radiator and feature tiled wall.

Kitchen/ Dining/ Family Room

23' 6" x 13' 10" (7.16m x 4.22m)
L-Shaped Room

Kitchen/ Dining Area

Fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary up stands. peninsula with integrated hob and extractor hood over. Further integrated appliances comprise fridge/freezer, dishwasher and double oven.



Space for eight seater dining table and chairs, recessed spotlights to ceiling, open to the family area and UPVC double glazed French doors to the rear elevation with complimentary UPVC double glazed windows either side.

Family Area

UPVC double glazed window to the rear elevation looking out over the rear garden. Wall mounted radiator and open to the kitchen/dining area.

First Floor Landing

Stairs rise from the entrance hall. UPVC double glazed window to the side elevation, access to the loft space and wall mounted radiator. Airing cupboard and doors leading off to four bedrooms and the family bathroom.

Master Bedroom

12' 5" x 12' 2" max (3.78m x 3.71m max)
UPVC double glazed window to the rear elevation. Fitted wardrobe with mirrored sliding doors, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece modern white suite comprising double walk-in shower cubicle, low level flush w.c and wash hand basin with complimentary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the rear elevation.

Bedroom Two

12' 9" into wardrobes x 8' 2" [lus door recess (3.89m into wardrobes x 2.49m [lus door recess)
UPVC double glazed window to the front elevation. Range of fitted wardrobes and wall mounted radiator.

Bedroom Three

10' 3" x 8' 7" (3.12m x 2.62m)
UPVC double glazed window to the rear elevation and wall mounted radiator.

Home Office/ Bedroom Four

10' 4" x 7' 6" (3.15m x 2.29m)
Work from home office/bedroom four with UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Four piece modern white suite comprising panelled bath, walk-in shower cubicle, low level flush w.c and wash hand basin with complimentary tiling to splash back areas. Heated towel rail, extractor fan and UPVC opaque double glazed window to the side elevation.

Outside

Single Garage

Single garage with up and over door and off road parking set to the front.

Front Garden

Mainly laid to lawn with shrub borders and pathway leading to the front door.

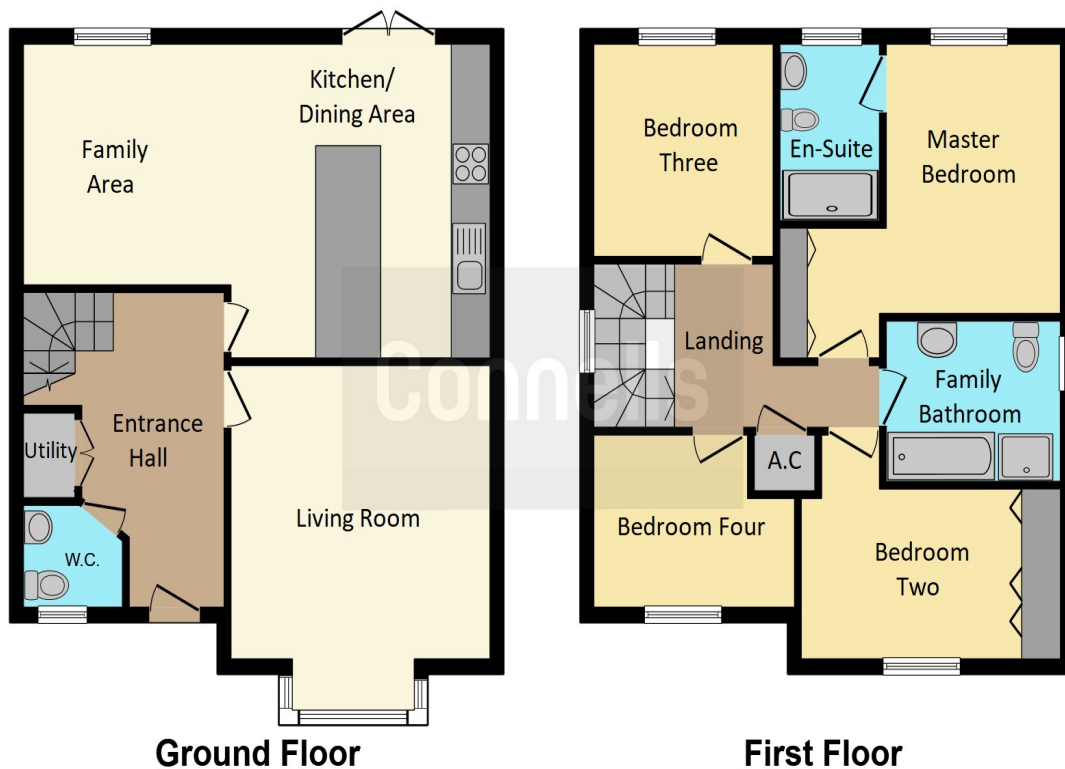
Rear Garden

Mainly laid to lawn with retaining timber fencing, paved patio area and gated access to the side leading to the front of the house and parking.

Council Tax Banding

E





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01604 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road KINGSTHORPE
 NORTHAMPTON NN2 7SL

Property Ref: KTP407835 - 0008

Tenure:Freehold EPC Rating: B

Council Tax Band: E

view this property online connells.co.uk/Property/KTP407835



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk