RICHARD GREENER



Guyse House Humfrey Lane

Boughton, Northampton, NN2 8RQ

£2,800 PCM

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IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available now!!

A well-presented five bedroom detached family home in the popular village of Boughton, offering comfortable and practical living space, which is ideal for modern family life.







Unfurnished accommodation: entrance hall, open plan kitchen/dining room, utility room, living room, five double bedrooms, three bathrooms, front and rear gardens, double garage, driveway parking for six plus cars. Energy Rating D. Daventry Council tax band F.

As you drive up the driveway, lined with greenery, you are welcomed to Guyse House, featuring white walls and a blue-grey gabled roof. There is driveway parking for six cars, with a double garage with light, power, and an electric roller door.

As you step inside this large and impressive family home, you come into the airy entrance hall, which has wood flooring and provides access to all rooms on the ground floor. The living room is cosy and inviting, featuring wooden flooring and a traditional fireplace, which is the room's focal point. UPVC French doors allow in natural light and access to the front garden.

The spacious and modern kitchen includes grey cabinets and wooden countertops. The dark blue subway tiled splashbacks add a stylish touch. The central island offers additional storage and seating with grey bar stools. Large windows let in ample natural light. The kitchen is equipped with modern integrated appliances, including a stainless-steel cooker hood, a Range five ring gas hob & oven, a further built-in oven with grill, a dishwasher, a fridge/freezer and a built-in wine cooler. The dining area has large French doors opening out to the garden, creating a great indoor-outdoor living experience. The utility room has the same grey cabinets and blue subway tile theme, with ample storage and a stainless steel sink with mixer tap. The cloakroom has a low level toilet and hand wash basin.

This property features two large double bedrooms on the ground floor which have windows overlooking the rear garden. These rooms are bright and spacious and are carpeted. There is a bathroom with a white three piece suite. The master bedroom is also located on the ground floor and is a large double bedroom with white walls and light grey carpet. Large windows let in plenty of natural light and offer a view of the front garden. Built-in wardrobes and cabinets provide ample storage and the en-suite bathroom features a walk-in shower with a glass partition, a vanity unit, and stylish fixtures.

Upstairs, there are two spacious double bedrooms. One bedroom overlooks the rear garden, allowing plenty of natural light in. The other bedroom faces the front lawn, offering a different view of the property's well-maintained exterior. Both rooms are carpeted and offer plenty of living space with the added benefit of eaves storage. There is a modern bathroom featuring a white three piece suite on this floor.

The rear garden is spacious and mainly laid to lawn, also featuring a patio area which is ideal for entertaining and barbecues.

Guyse House is located in a desirable neighbourhood, with a very popular public house. It is close to highly rated schools and beautiful nature reserves and places of interest, including Brixworth Country Park, Brampton Valley and Lamport Hall to name but a few. Boughton is conveniently located within easy access of Northampton, Rothwell, Kettering and Market Harborough.

Entrance Hall 16' x 8'04 (4.88m x 2.54m)

Kitchen/Dining Room 25'05 x 15'05 (7.75m x 4.70m)

Utility Room 10' x 8'04 (3.05m x 2.54m)

W/C 5'10 x 3'05 (1.78m x 1.04m)

Living Room 20'12 x 12'02 (6.10m x 3.71m)

Master Bedroom 19' x 10' (5.79m x 3.05m)

En-suite 10'06 x 5'03 (3.20m x 1.60m)

Lobby 6'01 x 5'03 (1.85m x 1.60m)

Bedroom Two 15'02 x 10'02 (4.62m x 3.10m)

Shower Room 7' x 5' (2.13m x 1.52m)

Bedroom Three 13'05 x 8'10 (4.09m x 2.69m)

Bedroom Four 15'02 x 12'06 (4.62m x 3.81m)

Bedroom Five 12'08 x 12''06 (3.86m x 3.66m'1.83m)

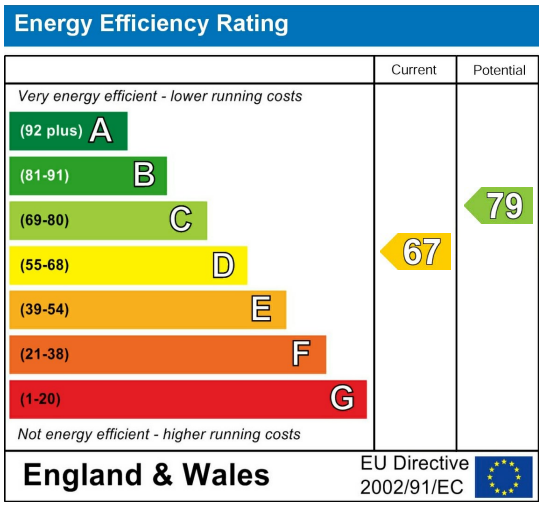
Bathroom 6'08 x 5'06 (2.03m x 1.68m)

Double Garage 17'06 x 16'05 (5.33m x 5.00m)

Area Map



Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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