



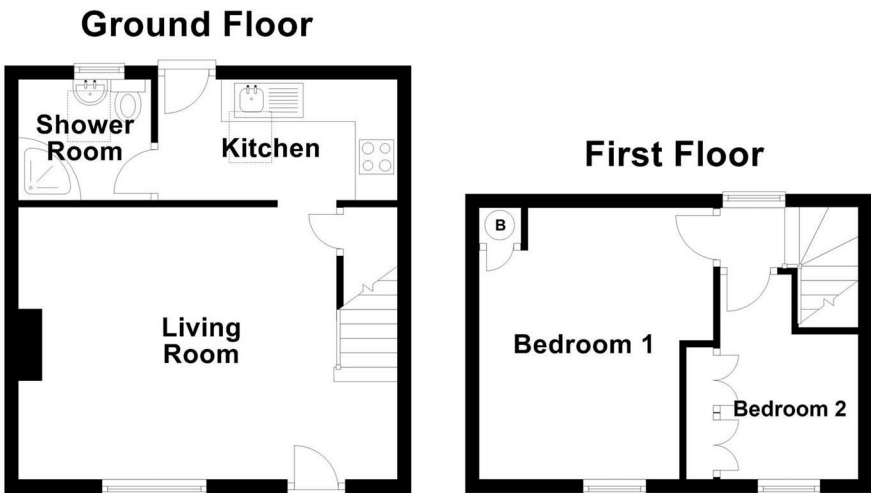
out of the town and at the roundabout junction turn right signposted to Boughton along Vyse Road. Following Vyse Road into the heart of the village, turn sharp right into Church Street proceed up the hill past the Whyte Melville public house and the property stands on the right hand side just after the junction to Humfrey Lane.



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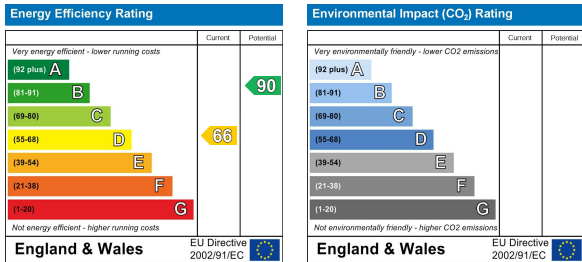
PLANNING

The present owners obtained planning permission to extend the accommodation on the first floor at the rear of the property to provide a first floor bathroom and enlarge the size of the kitchen. This consent has now lapsed however an application to renew could be considered if required. A copy of the plans are available to view upon request.



Not to scale. For illustrative purposes only

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## 27 Moulton Lane, Boughton, Northampton, Northamptonshire, NN2 8RF



### Asking Price £275,000 Freehold

This very attractive period stone cottage has been extended and improved by the present owners to offer two bedroomed accommodation together with an 18 foot living room, modern fitted kitchen and shower room. The property stands at the centre of a row of five similar cottages within the Boughton village conservation area and has the benefit of private gardens to both the front and the rear. The property has been let as a residential investment and will be sold with vacant possession with no upward chain and suitable for owner occupation.



# 27 Moulton Lane, Boughton, Northampton, Northamptonshire, NN2 8RF

## ACCOMMODATION

### GROUND FLOOR

#### LIVING ROOM

18'1 x 13'0

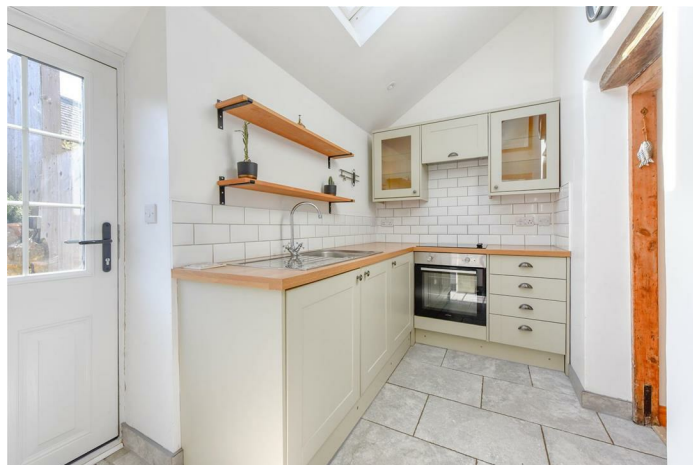
Approached through a composite front door the living room has a natural hardwood oak floor and an open hearth fireplace (sealed) and window seat to the front elevation. A staircase rises to the first floor with pine balustrade and there is an under stairs storage cupboard. A door leads to:-



#### KITCHEN

10'7 x 5'9

Fitted with shaker style floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit and appliances including low level oven and four place ceramic hob beneath a cooker hood. Ceramic tiled flooring and splash areas and integrated washing machine, a door to the rear garden and a further ledged to:-



#### SHOWER ROOM

6'4 x 5'9

Comprising a white suite of Quadrant shower cubicle, vanity

wash basin and WC together with vertical heated towel rail, there is a ceramic tiled floor and Velux roof light to the rear.



### FIRST FLOOR

#### LANDING

6'9 x 3'2

With a PVCU window to the rear elevation there are ledged pine doors leading to:-



#### BEDROOM ONE

13'0 x 10'10

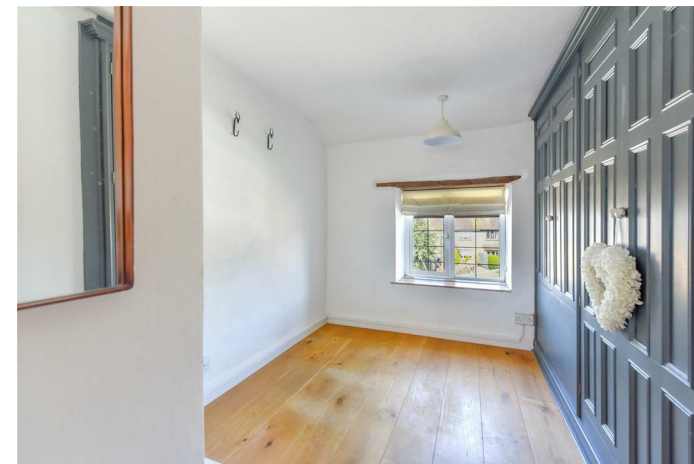
A very spacious double room with a vaulted ceiling and fitted pine cupboards, this room has a natural oak floor and deep sill to two casement window to the front elevation.



#### BEDROOM TWO

9'7 x 6'9

Also with natural oak flooring and a built in wardrobe to one wall with hanging space. There is a two casement window to the front elevation.



### OUTSIDE

The cottage stands backs from Moulton Lane behind a stone boundary wall with a pedestrian gate leading to a paved front garden which in itself is bounded by high privet hedges. At the rear a flight of steps leads up to a level lawn also bounded by a combination of close boarded fencing and mature privet hedging. At the far end of the garden there is a timber sun deck beyond which there is access to a garden store. The rear garden faces in a southerly direction.



### SERVICES

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



### COUNCIL TAX

West Northamptonshire Council - Band C

### 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 School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. 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.

### 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

For further information on viewing call 01604 230222