



**Spinney Close**  
Boughton, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*



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## Spinney Close

Boughton, Northampton, NN2 8SD

TOTAL AREA: APPROX. 173.82 SQ. METRES (1871 SQ. FEET)

SET WITHIN APPROXIMATELY HALF AN ACRE AT THE END OF A HIGHLY SOUGHT AFTER CUL-DE-SAC IN ONE OF NORTHAMPTONSHIRE'S MOST PRESTIGIOUS VILLAGES WITH NEIGHBOURING WOODLAND AND COUNTRYSIDE, NINE PINES IS A BEAUTIFULLY EXTENDED AND IMMACULATELY PRESENTED FOUR BEDROOM FAMILY HOME, OFFERING EXCEPTIONAL LIVING SPACE AND STYLISH INTERIORS THROUGHOUT.

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### GROUND FLOOR

- PORCH
- ENTRANCE HALL
- SHOWER ROOM
- LIVING ROOM
- STUDY
- KITCHEN / DINING / FAMILY ROOM
- UTILITY ROOM

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### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

**Offers In Excess Of £800,000 Freehold**





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## THE PROPERTY

You are welcomed into the property via a spacious porch, where views stretch back across the long driveway and front lawn. From here, a door leads into the elegant entrance hall, featuring a remodelled staircase and access to all principal ground floor rooms, including the cloakroom.

The heart of the home lies at the rear, an outstanding open plan kitchen, dining, and family space flooded with natural light from two large roof lanterns and expansive bi-fold doors. This impressive room showcases a sleek, contemporary kitchen complete with a large central island, Quooker tap, and high specification Siemens appliances. There is ample space for dining, alongside a cosy reading nook and relaxed seating area with a stylish panelled media wall. The bi-fold doors open seamlessly onto the patio, creating a perfect indoor-outdoor flow. A well appointed utility room with fitted units and additional storage is conveniently accessed from the kitchen.

The remainder of the ground floor offers a generous living room with a bay window overlooking the front garden, a well proportioned study ideal for home working, and a modern shower room.

Upstairs, the first floor landing leads to four spacious bedrooms and the family bathroom. The principal bedroom is particularly impressive, enjoying far reaching views over the garden and surrounding countryside, and benefits from access to a contemporary four piece bathroom suite. The remaining three bedrooms are all generously sized and comfortably accommodate double beds.

Externally, the property continues to impress. To the front, a large lawned garden is bordered by mature trees and hedging, alongside an extensive driveway that extends past the house to a double garage. The rear garden has been thoughtfully landscaped, featuring a substantial tiled patio directly off the kitchen, ideal for entertaining and leading onto a large lawn. Additional features include a second patio area, ample space for children to play, and a charming kitchen garden complete with a greenhouse, as well as a variety of established trees and shrubs.

EPC Rating D. Council Tax Band F.



## LOCATION

The village of Boughton is situated on the northern fringe of Northampton, four miles from the town centre. The thriving community supports many active clubs and societies and has a primary school, church, village hall, public house, pocket park and cricket ground. Further amenities to include small supermarkets, petrol station, post office and secondary schooling can be accessed in the neighbouring village of Moulton less than two miles away. The A508 Market Harborough to Milton Keynes road runs directly alongside the village and in turn gives access to the A14 before leading to both the M1 and M6 motorways at Catthorpe interchange. Northampton is the nearest mainline rail access point for London Euston and Birmingham New Street although Wellingborough, which is some 11 miles east of Boughton, also offers services to London St Pancras International and Nottingham.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

TOTAL AREA: APPROX. 173.82 SQ. METRES (1871 SQ. FEET)



**Approximate total area<sup>(1)</sup>**  
 1871 ft<sup>2</sup>  
 173.8 m<sup>2</sup>

**Reduced headroom**  
 35 ft<sup>2</sup>  
 3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





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