



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

The Cabin, Humfrey Lane, Boughton, Northampton, Northamptonshire, NN2 8RQ

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Located within Boughton Village Conservation Area, this charming Victorian brick-built cottage stands at the end of a row of similar properties and offers well-presented one-bedroom accommodation. The layout comprises a living room and kitchen on the ground floor, with a bedroom and bathroom on the first floor. Externally, there is a private walled courtyard garden providing an excellent degree of privacy, whilst on-street parking is generally available on the slip road from Humfrey Lane. The property has been newly redecorated throughout and fitted with brand-new carpets, whilst a modern gas fired boiler was installed in 2025, creating a home that is ready to move into. Offered with no upward chain, The Cabin presents a rare opportunity to acquire a charming period cottage in the heart of this highly regarded village.

Price **£225,000 Freehold**

ACCOMMODATION

GROUND FLOOR

LOUNGE

12'4 x 12'0

With newly fitted entrance mat and carpet, open hearth fireplace (not in use) with wooden mantle and surround, mirror over and a UPVC double glazed window with newly fitted blind to the front elevation. Further doors lead to a meter cupboard, two storage cupboards, understairs storage, door to staircase to the first floor and a further door leading to:-



KITCHEN

7'7 x 7'2

Fitted with floor and wall mounted storage cabinets, worktop, gas hob installed in July 2026, oven and extractor fan, sink and drainer with chrome mixer tap over, washer/dryer, new fridge and a boiler which was installed in 2025. There is a tiled floor, tiled splashbacks and UPVC double glazed window and wooden door to the rear courtyard.



FIRST FLOOR

LANDING

With carpet fitted to the stairs and landing, a window with newly fitted blind to the front elevation and doors leading to:-



BEDROOM

12'10 x 7'5

With wooden flooring, fitted mirrors and Sharps wardrobes with shelving and hanging space and a UPVC double glazed window with newly fitted blind to the front elevation.



BATHROOM

8'11 x 5'0

Suite comprising bath with shower over and glass screen, pedestal wash hand basin and WC. The bathroom has a wooden floor, extractor fan, stainless steel towel radiator and shelving.



OUTSIDE



REAR COURTYARD

A paved courtyard with flower border, water butt, outside lighting and a brick built store with power and lighting connected. The rear courtyard enjoys an excellent degree of privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMENITIES

Within the village, there is the Parish Church of St. John The Baptist, the Whyte Melville Public House, Village Hall and a pocket park. Local schooling is at the Boughton Primary School, with secondary education at the Moulton School. There are more extensive shopping facilities at Whitehills and at the Kingsthorpe Shopping Centre, which is approximately one and a half miles distant and where there is a Waitrose Supermarket. There are bus services to Northampton town centre.

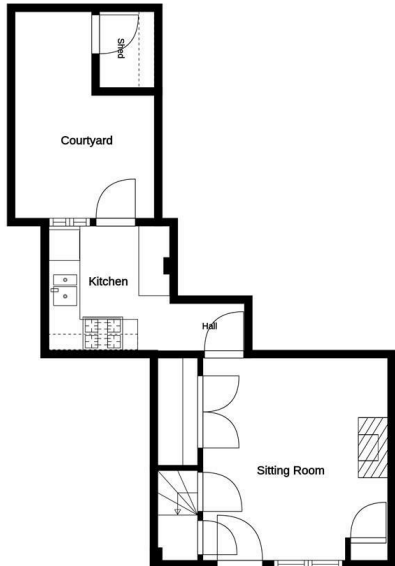
HOW TO GET THERE

From Northampton proceed in a northerly direction on the A508 through Kingsthorpe shopping centre onto the Harborough Road North. Proceed out of the town and at the roundabout junction beyond Whitehills turn right sign posted to Boughton along Vyse Road. Continue as the road bears left towards the centre of the village and take the second turning on the right into Humfrey Lane. Follow the road around where The Cabin stands on the left hand side opposite Howard Lane.

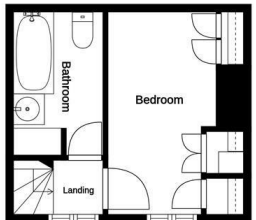
AGENTS NOTE

The vendor of The Cabin is a relative of an employee of Richard Greener Estate Agents.

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Ground Floor



1st Floor