



LOCAL AMENITIES

Within the village of Boughton, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at Buckton Fields Primary or Boughton 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 Buckton Fields and 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 onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn left and continue to the next roundabout and turn left into Home Farm Drive. Follow this road around and take the third turning on the left into Buxton Way. Take the first left again in to Lime Kiln Close where the property can be found on the left hand side.

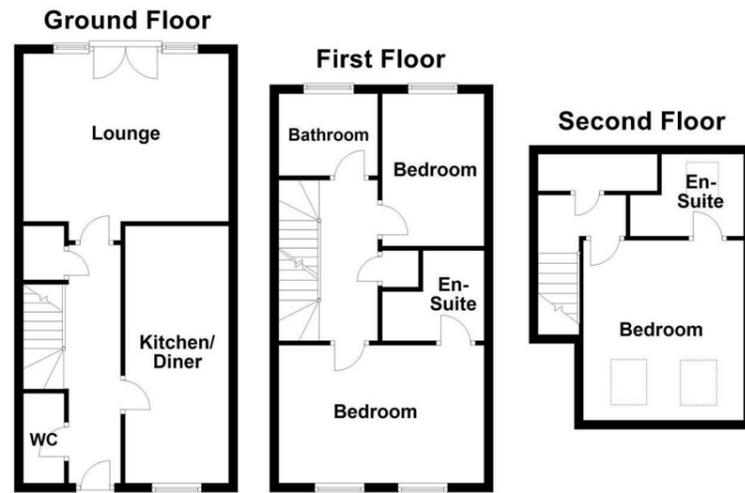
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SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C



Not to scale. For illustrative purposes only

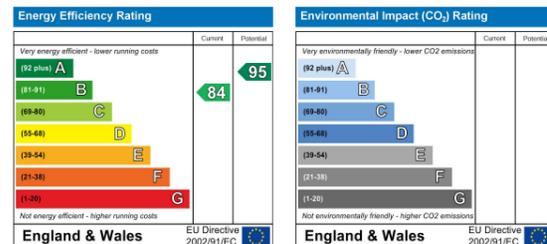
1 Lime Kiln Close, Boughton, Northampton, NN2 8GA



Asking Price £310,000 Freehold

A very well maintained modern three bedroomed semi-detached property situated in a quiet cul de sac in the popular residential area of Boughton. The accommodation comprises entrance hall, cloakroom, kitchen/diner with full built in appliances, lounge. To the first floor are two bedrooms with e-suite to bedroom two and a family bathroom. To the second floor is bedroom one with en-suite shower room. outside is a front and side garden with driveway giving off road parking for two cars. The rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with porthole window, stairs to the first floor, under stairs storage cupboard and doors to:-

CLOAKROOM

Comprising WC, wash hand basin and radiator.

KITCHEN/DINER

15'1 x 7'5

Fitted with a range of base and eye level units, modern worktops and splash backs, stainless steel sink and drainer with chrome mixer tap, built in oven, hob, extractor, fridge/freezer, dishwasher and washing machine. UPVC double glazed window to the front, space for table and radiator.



LOUNGE

14'8 x 12'9

UPVC double glazed windows and french doors to the rear garden, under stairs storage cupboard and radiator.



FIRST FLOOR

LANDING

Radiator, stairs to the second floor and doors leading to:-

BEDROOM TWO

14'4 x 10'6

UPVC double glazed window to the rear, built in double mirrored wardrobe, storage cupboard, dressing table with drawers, radiator and door to:-



EN-SUITE SHOWER

7'4 x 4'9

Suite comprising WC, wash hand basin in vanity unit with storage below, double walk in shower with glass screen, tiled splash backs, towel radiator, spotlights and extractor.



BEDROOM THREE

11'1 x 7'5

Double built in wardrobe, radiator and UPVC double glazed window to the front.



BATHROOM

7'0 x 6'2

Suite comprising WC, wash hand basin, paneled bath with shower attachment, tiled splash backs, towel radiator, extractor and UPVC double glazed window with obscure glass to the rear.



SECOND FLOOR

LANDING

With storage cupboard housing the gas wall mounted boiler and hot water tank and a door to:-

BEDROOM ONE

11'2 x 11'1

Two double built in wardrobes, two Velux roof windows, radiator, loft access and a door to:-



EN-SUITE

7'6 x 6'3

Suite comprising WC, wash hand basin and shower cubicle with glass screen, tiled splash backs, towel radiator, Velux roof window and extractor.



OUTSIDE

FRONT AND SIDE GARDEN

The front and side garden is mainly laid to lawn with pathway to front door, flower and shrub borders with secure gated access to the side from front to rear. There is a tarmac driveway giving two allocated off road parking spaces.

REAR GARDEN

The rear garden has a patio area with the remainder of the garden mainly laid to lawn with shed, enclosed by brick walling and wood panel fencing and the rear garden enjoys a sunny aspect and privacy.

For further information on viewing call 01604 230222