

for sale

offers in excess of **£260,000** Freehold



## Boughton Green Road Northampton NN2 7SR

Offered with NO UPWARD CHAIN is this detached bungalow ideally located within close proximity to local shops and amenities as well as bus routes. Originally a two bedroom bungalow which has been extended, with viewing highly advised to fully appreciate.

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# Property Details

## Entrance Porch

UPVC doors to the front and rear elevations. UPVC window to the side and door leading to the entrance hall.

## Entrance Hall

Doors lead off to the living/dining area, kitchen, bedroom and wet room. Wall mounted radiator.

**Living Room** 16' 3" into bay window x 9' 2" max ( 4.95m into bay window x 2.79m max )

UPVC double glazed bay window to the front elevation, and UPVC double glazed window to the side elevation. Fireplace with gas fire fitted, wall lights and wall mounted radiator. Open to the dining area.

**Dining Room/ Bedroom Two** 13' 1" x 9' 1" ( 3.99m x 2.77m )

Originally bedroom two, and with the opportunity to returned to a fully bedroom, with UPVC double glazed window to the front elevation and further window to the side elevation. Wall mounted radiator, coving to ceiling and wall lights.

**Kitchen** 17' 10" x 7' 11" ( 5.44m x 2.41m )

Fitted with a range of wall and base level units. Stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Gas point, plumbing for washing machine and space for an upright fridge/freezer. UPVC double glazed window to the side elevation, and window and glazed door leading to the lean-to.

**Lean-To** 16' 2" x 8' 9" ( 4.93m x 2.67m )

Glazed to rear and side elevations and tiled floor.

**Bedroom One** 17' 10" to wardrobe x 7' 2" ( 5.44m to wardrobe x 2.18m )

Window to the side elevation and Port hole window to the side elevation. Coving to ceiling, wall mounted radiator and space for free standing wardrobes.

## Wet Room

Suite comprising shower, pedestal wash hand basin and low level flush w.c with soft closing seat. Tiling to splash back areas, chrome heated towel rail, extractor fan and opaque windows to the rear and side elevations.

## Outside

### Driveway

Gated block paved driveway providing off road parking for several cars. Retaining hedging and gated access to the rear garden.

### Rear Garden

Mainly laid to lawn with shrubs and hedging. Patio area, timber storage shed and greenhouse. gated access to the side leading to the front of the property.

## Council Tax Band

C





To view this property please contact Connells on

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Property Ref: KTP407932 - 0001

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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