

**15 Tarry Way
Boughton
NORTHAMPTON
NN2 8GP**

£250,000



- **MODERN SEMI DETACHED HOME**
- **EN-SUITE SHOWER ROOM**
- **UTILITY ROOM**
- **OFF ROAD PARKING**

- **TWO DOUBLE BEDROOMS**
- **KITCHEN DINER**
- **DOWNSTAIRS CLOAKROOM**
- **ENERGY PERFORMANCE RATING: B**

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PERSONAL • PROFESSIONAL • PROACTIVE

A larger than usual, modern, semi-detached home on the popular Buckton Fields, close to Boughton to the North of Northampton and having been exceptionally well maintained and enhanced by the current owners.

The accommodation comprises; an entrance hall, sitting room, kitchen/diner with built-in appliances, utility room and a cloakroom W.C. on the ground floor, with a master bedroom with an en-suite shower room, a further surprisingly generous second double bedroom and a bathroom on the first floor. Externally there is a generous garden to the rear and to the front allocated off road parking for two cars. Benefits include uPVC double glazing, radiator heating and the remainder of the Builders' warranty. Nearby the development has a local school and shop with ease of access to further local amenities in Kingsthorpe.

Ground Floor

Entrance Hall

Entered via a panelled entrance door, stairs to the first floor landing, radiator, door to sitting room.

Sitting Room

13'7 x 11'9 (4.14m x 3.58m)

Double glazed window to the front elevation, two radiators, television point, door to a built-in storage cupboard, door to the kitchen diner:

Kitchen/Diner

Fitted with a stylish and contemporary range of wall and base level units with complementary roll edge work surfaces over, inset one and a half bowl sink drainer unit with a mixer tap over, integrated stainless steel electric oven and hob with an extractor hood and stainless steel splash back over, tiled flooring, built in fridge-freezer, built-in dishwasher, double glazed French doors and windows to the rear garden, inset spotlighting, radiator, door to the utility area.

Utility Room

5'7 x 3'5 (1.70m x 1.04m)

Fitted with matching wall and base level units, built-in automatic washing machine, roll edge work surface, tiled flooring, door the cloakroom W.C., wall mounted boiler unit.

Cloakroom W.C.

Fitted with a modern white suite comprising a low level W.C. and a wash hand basin, radiator, tiled flooring, extractor fan.

First Floor

Landing

Loft access hatch, doors to the first floor rooms.

Bedroom One

12'2 max x 9'4 max (3.71m max x 2.84m max)

Double glazed window to the rear elevation, radiator, door to the en-suite.

En-suite Shower Room

Fitted with a contemporary modern white suite comprising a tiled shower cubicle, low level W.C. and a wash basin, tiled flooring, tiled splash back areas, radiator. double glazed window to the rear elevation.

Bedroom Two

15'0 max x 10'2 max (4.57m max x 3.10m max)

Two double glazed windows to the front elevation, radiator, built-in storage cupboard.

Externally**Front Garden**

An enclosed cultivated area with various shrubs and plants, path to the front door, access to the rear garden.

Rear Garden

Laid mainly to lawn, paved and extended patio area, gated side access, enclosed by timber fencing.

Parking

There is allocated off road parking for two vehicles on a drive immediately to the front of the property.

Agents Notes:

Local Authority: West Northamptonshire Council

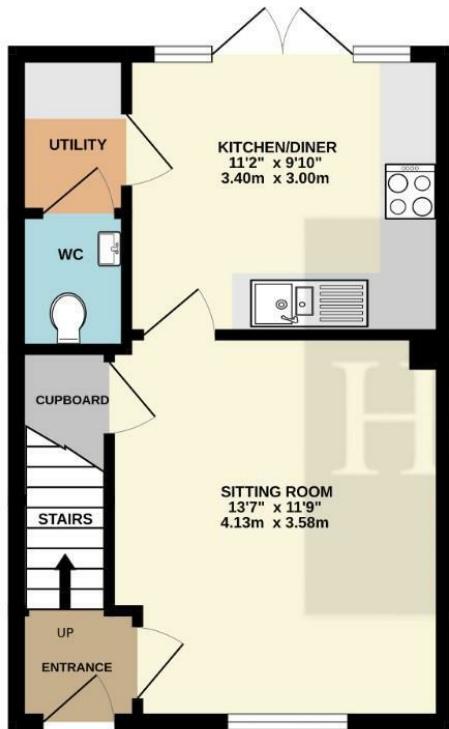
Council Tax Band: C

Service Maintenance Charge: TBC.

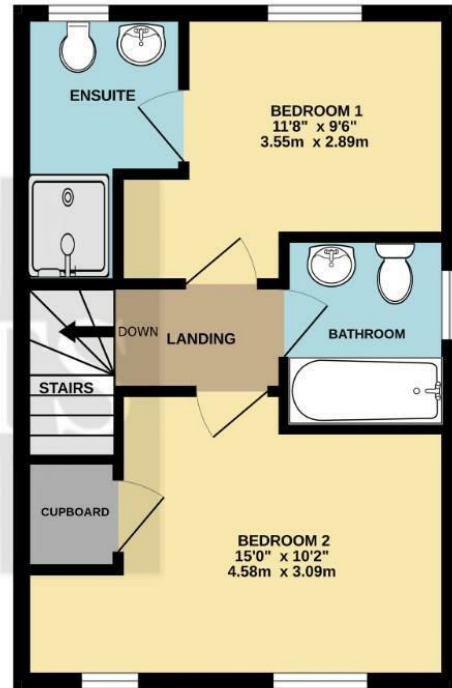




GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

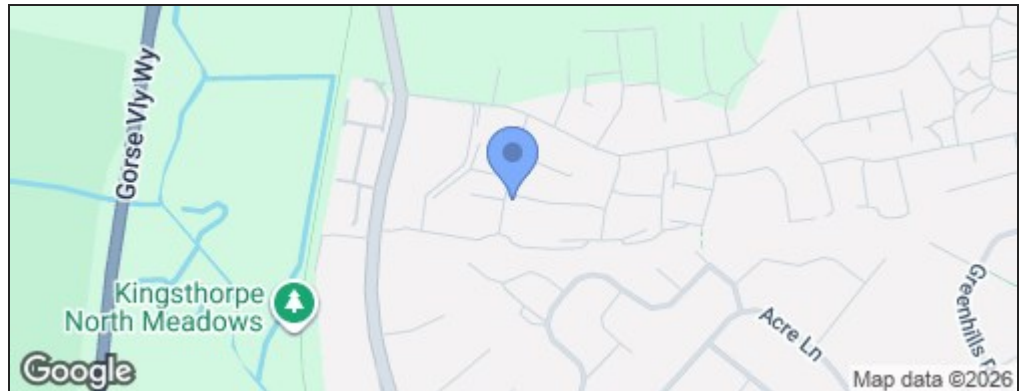


1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.