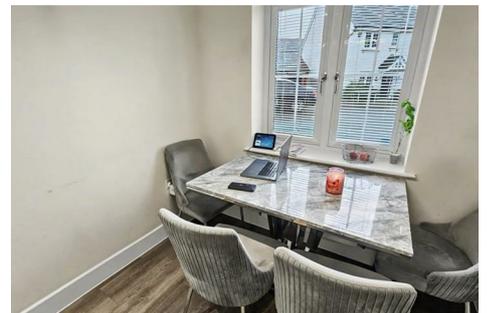


**1 Lime Kiln Close  
Boughton  
NORTHAMPTON  
NN2 8GA**

**£320,000**



- SEMI DETACHED
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- ALLOCATED OFF ROAD PARKING

- THREE STOREY
- TWO EN SUITES
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming area of Lime Kiln Close, Boughton, Northampton, this modern semi-detached town house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts three bathrooms, ensuring that morning routines are a breeze and providing ample facilities for family and visitors alike. The contemporary design and modern amenities throughout the property create a warm and inviting atmosphere, making it easy to settle in and feel at home.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in today's busy world and within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living.

This semi-detached house is not just a place to live; it is a space where memories can be made. With its modern features and thoughtful layout, it presents an excellent opportunity for anyone looking to establish their home in a desirable area. Do not miss the chance to view this lovely property and envision your future here.

## **Ground Floor**

### **Entrance Hall**

Radiator, stairs rising to first floor, under stairs storage cupboard, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator.

### **Lounge**

14'11" x 12'11" max (4.56 x 3.96 max)

Under stairs storage, radiator, UPVC double glazed windows and French doors to rear.

### **Kitchen/Dining Room**

15'4" x 7'5" (4.68 x 2.28)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, built in dishwasher, washing machine and fridge/freezer, radiator, UPVC double glazed windows to front.

## **First Floor**

### **Landing**

Stairs leading to second floor, radiator.

### **Bedroom Two**

14'9" x 10'0" (4.52 x 3.06)

Fitted wardrobes, radiator, UPVC double glazed window to rear, door to:

### **En Suite**

Suite comprising double shower cubicle, low level WC, hand wash basin, vanity cupboard under sink, heated towel rail.

**Bedroom Three**

11'0" x 7'5" (3.37 x 2.28)

Radiator, fitted wardrobes, UPVC double glazed window to front.

**Bathroom**

Suite comprising bath unit, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to front.

**Second Floor****Landing**

Large walk-in storage cupboard, doors to:

**Bedroom One**

11'5" x 11'2" (3.49 x 3.41)

Fitted wardrobes, two double glazed Velux windows to front, doors to:

**En Suite**

Suite comprising tiled shower cubicle with shower unit above, low level WC, hand wash basin, tiled splash areas, heated towel rail, double glazed Velux window to rear.

**Externally****Front Garden**

Mainly laid to lawn with flower and shrub borders, pathway leading to front door, secondary path leading to side gate, tarmac driveway with allocated off road parking for two cars.

**Rear Garden**

Paved patio areas leading to lawn area.

**Side Garden**

Laid to lawn with flower and shrub borders, brick wall, timber gated side access.

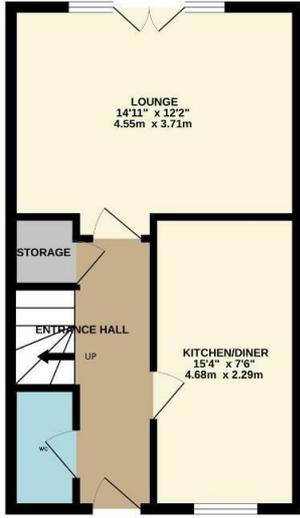
**Agents Notes**

Council Tax Band: C





GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.