

for sale

offers in excess of **£260,000**



## 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. Viewing highly advised to fully appreciate.



# Boughton Green Road Northampton NN2 7SR

## 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.

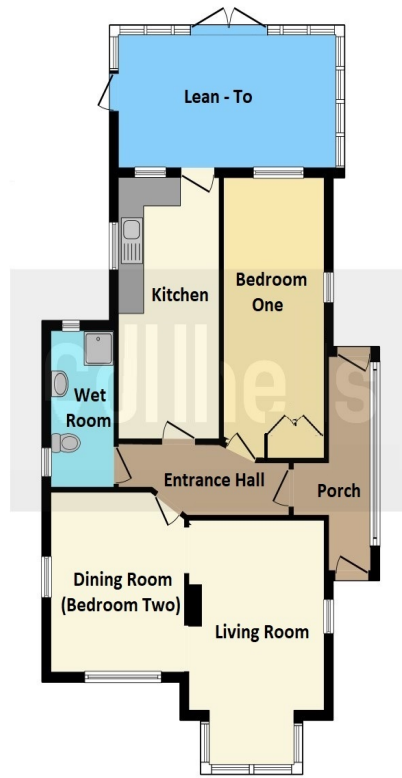
### **Rear Garden**

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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 716 655**  
**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road KINGSTHORPE  
 NORTHAMPTON NN2 7SL

Property Ref: KTP407932 - 0001

Tenure:Freehold EPC Rating: E

Council Tax Band: C

**view this property online [connells.co.uk/Property/KTP407932](http://connells.co.uk/Property/KTP407932)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)