44 Home Farm Drive
Boughton
NORTHAMPTON
NN2 8GT

£385,000









- DETACHED
- MASTER WITH EN SUITE
- GAS TO RADIATOR HEATING
- SINGLE DETACHED GARAGE
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern, recently built, four bedroom detached property situated in the new and popular area of Boughton. Accommodation comprises in brief: entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom, with en suite shower room, three further bedrooms and bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, off road parking leading to detached garage and gardens to front and rear.

Ground Floor

Entrance Hall
Tiled flooring, built in storage cupboard, stairs rising to first floor landing, further storage, doors to:

Cloakroom
Suite comprising low level WC, hand wash basin, heated towel rail, tiled flooring, tiled splash areas.

Lounge
11'10" x 14'4" (3.63 x 4.38)
Radiator, UPVC double glazed window to front.

Kitchen/Dining Room
18'8" x 11'1" (5.70 x 3.38)
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in dishwasher, built in fridge/freezer, tiled flooring, radiator, UPVC double glazed French doors and windows to rear, door to:

Utility Room
Comprising work tops with cupboards under, plumbing for washing machine, radiator, tiled flooring.

First Floor

Landing
Radiator, loft access, doors to:

Bedroom One
10'9" x 12'0" (3.28 x 3.68)
Built in wardrobe, radiator, UPVC double glazed window to front.

En Suite
Suite comprising double shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, heated flooring.

Bedroom Two
9'3" x 12'6" (2.84 x 3.83)
Radiator, built in wardrobe, UPVC double glazed window to rear.

Bedroom Three
9'3" x 10'10" (2.82 x 3.31)
Radiator, UPVC double glazed window to rear.

Bedroom Four
7'5" x 7'8" (2.28 x 2.36)
Radiator, UPVC double glazed window to front.

Bathroom
Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, tiled flooring.

Externally

Front Garden
Mainly laid with white gravel with shrub borders, small area laid to lawn, paved pathway and steps leading to front door, tarmac driveway to the side of the property.

Garage
Single detached garage, up and over door, power and light connected.

Rear Garden
Paved patio area leading to lawn, raised flower bed, gated side access.

Agents Notes
Council Tax Band: E











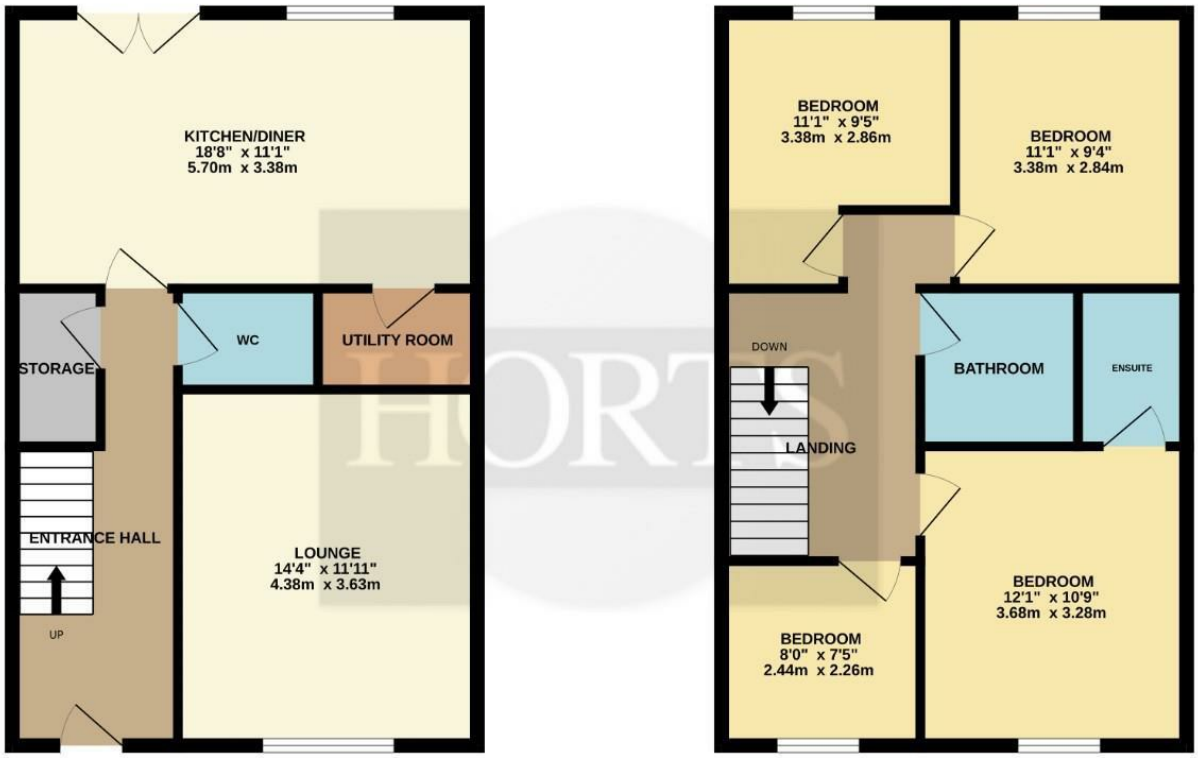

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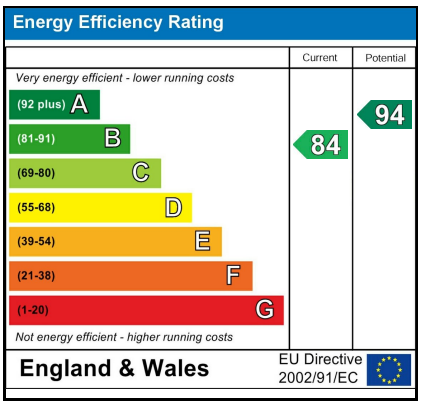
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

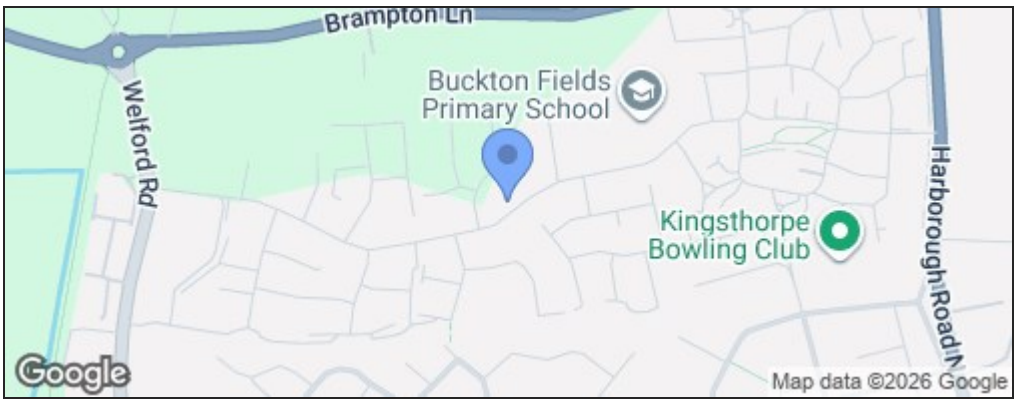
1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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