

Make the right move!



**27 Hanging Barrows, Boughton, Northampton.
NN2 8EZ.**

£450,000 Freehold

Edward Knight Estate Agents are delighted to offer for sale this modern four bedroom detached family home located on the popular Buckton Fields development on the outskirts of Boughton. The immaculately presented accommodation briefly comprises entrance hall, cloakroom, lounge, study, large open plan kitchen/dining/sitting room with a utility cupboard, first floor landing, master bedroom with en-suite, three further bedrooms and a family bathroom. The property further benefits from gas radiator heating, upvc double glazing, single garage, off road parking and enclosed rear garden.

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Entrance Hall

Front door. Radiator. Doors into:

WC

5' 5" x 3' 1" (1.65m x 0.94m) Comprising wash hand basin and W.C. Tiled splashback. Radiator.

Lounge

16' 5" x 13' 3" (5.00m x 4.04m) UPVC double glazed window to front. UPVC double glazed bay window to the front aspect. Radiator. Bell electric feature fireplace.

Study

8' 4" x 8' 1" (2.54m x 2.46m) UPVC double glazed window to front. Radiator.

Open Plan Living/Kitchen

26' 1" x 19' 3" (7.95m x 5.87m) Kitchen comprising sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated oven, hob and extractor above, fitted fridge/freezer. Space and plumbing for a dishwasher, three radiators. UPVC double glazed French doors to garden. Two UPVC double glazed windows to the rear aspect. UPVC double glazed window to the side aspect. Four remote controlled Velux windows. Stairs to first floor. Utility cupboard- floor standing cupboard with worktop above, eye level cupboard, plumbing for washing machine and tumble dryer.

First Floor

Landing

Loft hatch. Radiator. Built in cupboard. Doors into:

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m) UPVC double glazed windows to front and side. Radiator. Fitted wardrobe.

En Suite

6' 2" x 5' 8" (1.88m x 1.73m) Comprising shower cubicle, wash hand basin and W.C. Tiled splashback. Towel rail. UPVC double glazed window to side.

Bedroom Two

11' 4" x 8' 7" (3.45m x 2.62m) UPVC double glazed window front aspect. Radiator. Built in wardrobes.

Bedroom Three

12' 2" x 8' 4" (3.71m x 2.54m) UPVC double glazed window to rear. Radiator.

Bedroom Four

11' 6" x 6' 9" (3.51m x 2.06m) UPVC double glazed window to rear. Radiator. Built in wardrobes.

Bathroom

12' 3" x 7' (3.73m x 2.13m) White suite comprising bath, shower cubicle, wash hand basin and w.c. Tiled splashback. Heated towel rail. UPVC double glazed window to front.

Externally

Rear Garden

Enclosed rear garden with a large decking area with a cover over. Large lawn area with raised flower and shrub borders. Patio area to the rear of the garden. Side gate leading to the front aspect.

Front Garden

Lawn with pathway to the front entrance. Tarmac driveway leading to a detached single garage.

Garage

Up and over door. power and lighting.

