

Boughton Hill Gardens Northamptonshire

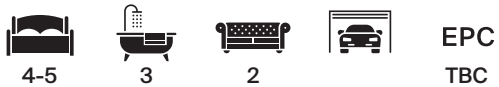


14 Boughton Hill Gardens

An exclusive development of four and five-bedroom energy-efficient detached homes, all finished to a high specification offering spacious accommodation.

Homes at Boughton Hill Gardens feature the highest standard of finishes with high-quality appliances and the latest technology. High-tech additions include web-enabled underfloor heating, dimmable LED lighting, CAT 6 network, Sky cabling and automated garage doors. Each home benefits from a large garage with additional parking for four cars.

The homes are accessed via three separate private drives, each serving four or five homes.



Asking price: £695,000

Tenure: Freehold

Local authority: Northampton Borough Council

Council tax band: TBC





Description

Number 14, The Sandalwood design offers 2100sq ft of accommodation over two floors and combines modern-day and smart living with eco-efficiency. The Sandalwood has a high specification offering spacious open-plan living using high-quality, stylish materials. Located on a private cul-de-sac with access to just four similar dwellings.

This home showcases an open plan kitchen/dining room at the back of the property, which opens out to the garden whilst also benefiting from a spacious separate living room to the front. Upstairs, the principal bedroom has its own separate dressing area along with a shower room. The secondary bedrooms are spacious, with one offering an en suite and an extra family bathroom. The first floor also features a study which could easily become a fifth bedroom.

Location

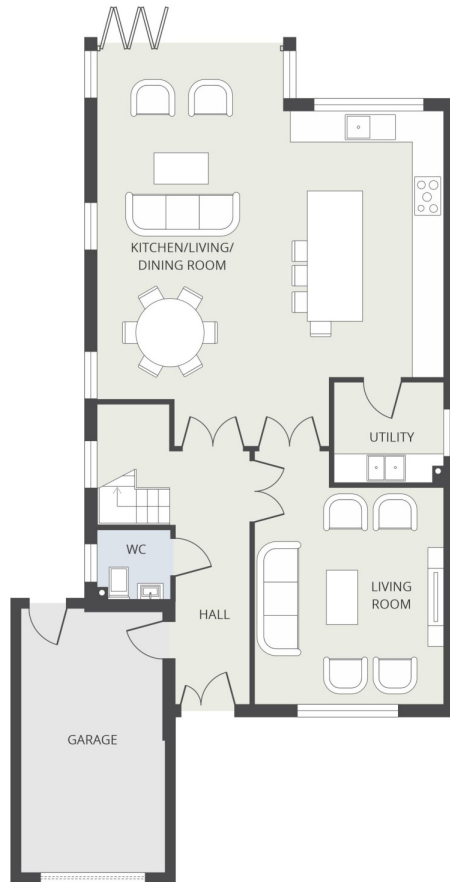
The village of Boughton is situated on the northern fringe of Northampton, 4 miles from the town centre. The thriving community supports many active clubs and societies and has a primary school, church, village hall, public house, pocket park and cricket ground.

Further amenities are a short walk away including a small supermarket serving Costa Coffee, post office, Chinese takeaway and the Lasaan Indian restaurant (The Chronicle and Echos' restaurant of the year 2019).

Secondary schooling can be accessed in the neighbouring village of Moulton less than 2 miles away. The A508 Market Harborough to Milton Keynes road runs directly alongside the village and in turn gives access to the A14 before leading to both the M1 and M6 motorways at Catthorpe interchange.

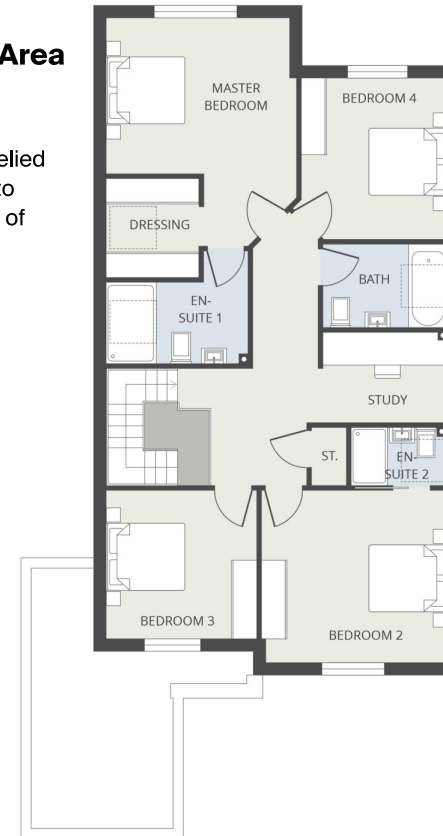
Northampton is the nearest mainline rail access point for London Euston and Birmingham New Street although Wellingborough, which is some 11 miles east of Boughton, also offers services to London St Pancras International and Nottingham.





**Approximate Gross Internal Floor Area
195 sq m / 2100 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated June 2023.

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