



# Folly Way

Boughton, Northampton

oriordanbond  
SALES & LETTINGS



## Folly Way

Boughton  
NN2 8FG

Price  
£325,000

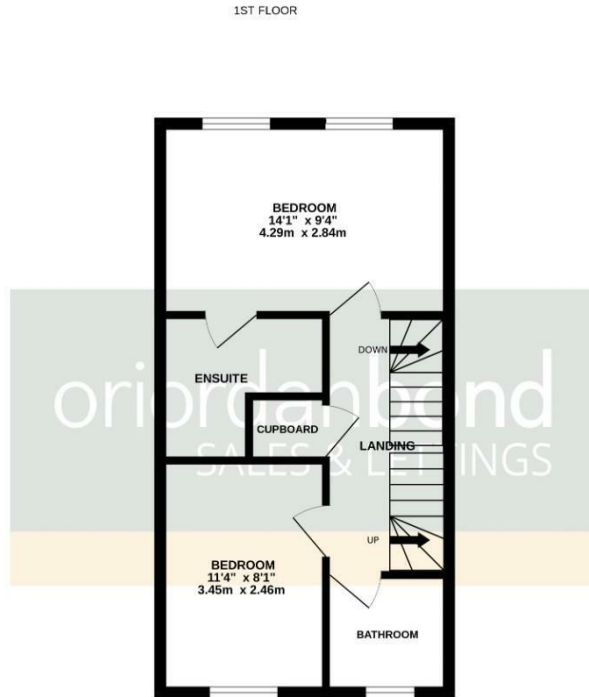
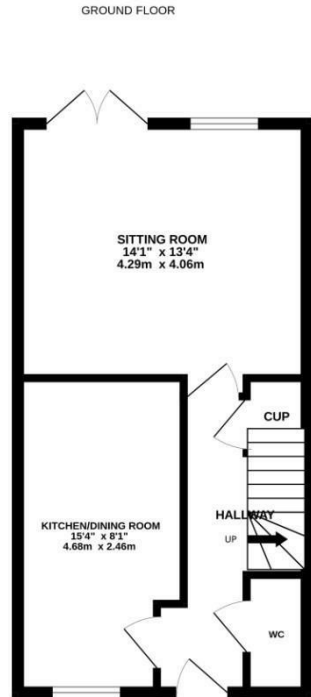
**A modern three bedroom semi-detached family home in Boughton, set in the popular development of Buckton Fields, within walking distance of local schools, shops and countryside walks.**

The accommodation over three floors comprises entrance hall, cloakroom/WC, kitchen/breakfast room and sitting/dining room. To the first floor are two generous size bedrooms with en-suite shower room to the guest bedroom and a three-piece family bathroom. From the second floor landing is the master bedroom which benefits from both a walk-in wardrobe and en-suite shower room. Outside is an enclosed rear garden with patio area leading to laid to lawn. The front is low maintenance with driveway to the side providing off road parking for two vehicles leading to a single garage. Further benefits include uPVC double glazing, gas radiator heating and over three years of NHBC guarantee remaining. (B/1042/M)

- Three bedroom three storey semi-detached
- Two en-suite bedrooms
- Kitchen/breakfast room
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage







TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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