



38 Humfrey Lane

Boughton, Northampton, NN2 8RQ

£1,295 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available to move into now!!

This charming stone cottage sits proudly in the centre of Boughton village and has been thoughtfully refurbished throughout, offering a bright, modern interior while retaining the character expected of a period home.



Unfurnished Accommodation; Lounge, Dining Room, Kitchen, Courtyard, Two double Bedrooms and family bathroom. EPC E. Daventry council tax D

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Approaching the property from the lane, the traditional Northamptonshire stone frontage makes a strong first impression, with on-road parking immediately to the front. Stepping through the front door, you enter into a spacious and inviting reception room. The room has been finished with new herringbone-pattern flooring, fresh white décor, exposed beams and a impressive feature fireplace with a painted surround and decorative tiled inset. Moving through the ground floor, the layout naturally opens into the second reception room. This room is also beautifully presented, striking stone fireplace with wood burner sit at the heart of the room. The exposed timber beam overhead adds further charm, and the size of the room makes it suitable for a dining area or second lounge.

Leading off the second reception room is the kitchen. Compact yet well-designed, it's fitted with shaker-style units, integrated oven and hob, and tiled splashbacks. There is a fridge freezer, space for a washing machine, additional storage and a window above the sink provides natural light. The flooring continues the modern finish seen throughout the ground floor, tying the spaces together cleanly.

Heading upstairs, a bright landing with a rear-facing window provides a welcome sense of space. From here, doors lead to the two bedrooms and bathroom. The family bathroom is a generous space, fully tiled in white and offering a bath, separate shower cubicle, WC and pedestal basin. The main bedroom is a particularly impressive room, with a high ceiling, exposed beams and a wide built-in wardrobe with matching shelving, fresh décor and new carpeting. The second bedroom is also a well-sized double, finished in light neutral tones with new carpeting. It works equally well as a guest bedroom, dressing room or study space, depending on your needs.

Throughout the cottage, the recent refurbishment has been carried out with care — ensuring the character of the original building is preserved while offering a modern, easy-to-maintain home in one of the area's most desirable villages.

- Entrance Hall 5'2" x 2'9" (1.60m x 0.86m)
- Lounge 12'7" x 12'0" (3.86m x 3.66m)
- Sitting/Dining Room 15'10" x 12'0" (4.83m x 3.66m)
- Kitchen 12'4" x 7'8" (3.76m x 2.34m)
- Landing 12'0" x 6'0" (3.66m x 1.83m)
- Bedroom One 15'10" x 12'2" (4.83m x 3.71m)
- Bedroom Two 12'2" x 9'6" (3.73m x 2.92m)
- Bathroom 10'2" x 6'5" (3.12m x 1.96m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	50	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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