



4 Spring Close

Boughton, Northampton, NN2 8SJ

£1,325 PCM



Property Now Let!

We are on the lookout for more similar properties in all locations.

A charming and spacious three bedroom semi-detached family home, located in the heart of Boughton village. This property is a rare find, offering unfurnished accommodation that is perfect for families looking for a comfortable and peaceful lifestyle.



Unfurnished accommodation; entrance porch, hallway, lounge, dining room, kitchen, storage room, utility room, cloakroom, bathroom, three bedrooms and a semi-wrap around garden. No Pets Permitted. Energy Rating D. Council Tax Band C.

Upon entering the property, you are greeted by a carpeted porch that leads to the entrance hall, which provides access to all rooms on the ground floor. The large and airy lounge features a beautiful feature fireplace with a marble hearth and surround, and a window overlooking the rear garden, making it a perfect place to relax and unwind. The dining room is also bright and spacious, with enough room for a six-seater table and chairs, with access to the open plan kitchen.

The fitted kitchen boasts new vinyl flooring and a range of base level cupboards and drawers, as well as a gas oven and a raised gas grill. A sizeable larder provides additional storage space, and there is a door leading to the rear porch, which provides access to the cloakroom, utility room, and a large storage room with light and power. The rear porch also provides access to the garden via a UPVC stable door.

Upstairs, you will find the master bedroom, which is a very large double room with a storage cupboard and a window overlooking the rear garden. The second bedroom is a good sized double with a built-in storage cupboard and a window overlooking the rear garden. The third bedroom is a single L-shaped bedroom with far-reaching views over the countryside. The fully tiled family bathroom features a toilet, hand wash basin, and a bath with an electric shower over the bath.

The property benefits from UPVC double glazing throughout and gas radiator heating. Externally, the property boasts a semi wrap-around private garden, with the rear garden featuring a greenhouse and a storage shed. It is mainly laid to lawn with flower borders. The side and front gardens are enclosed by a shrub border, and there is an additional shed and patio area to the side of the house leading around to the large front garden, which is laid to lawn and surrounded by a wooden picket fence and shrubs.

Boughton village is a sought-after location with a range of local amenities, including the Parish Church, Public House, Village Hall, and Primary School. It also offers easy access to countryside walks and more extensive shopping facilities and secondary education in Moulton and nearby Kingsthorpe. The location also benefits from good train links to London from Northampton station.

This property is an ideal family home located in a desirable village location, offering spacious and comfortable living and excellent access to local amenities and transport links. Don't miss out on this rare opportunity and book your viewing today!

Entrance Hall 6'07 x 3'10 (2.01m x 1.17m)

Hall Way 13'09 x 5'11 (4.19m x 1.80m)

Lounge 13'10 x 12'06 (4.22m x 3.81m)

Dining Room 8'05 x 7'09 (2.57m x 2.36m)

Kitchen 10'07 x 8'04 (3.23m x 2.54m)

W/C 4'11 x 2'07 (1.50m x 0.79m)

Storage Room 7'11 x 7'01 (2.41m x 2.16m)

Utility Room 4'11 x 4'10 (1.50m x 1.47m)

Landing 7'10 x 5'10 (2.39m x 1.78m)

Bathroom 6'02 x 5'09 (1.88m x 1.75m)

Bedroom One 12'02 x 10'10 (3.71m x 3.30m)


Bedroom Two 12'08 x 8'04 (3.86m x 2.54m)

Bedroom Three 6'02 x 5'09 (1.88m x 1.75m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Bridge Street, Northampton, Northamptonshire, NN1 1NW

Tel: 01604 250066 Email: rentals@greenerrentals.com <https://www.richardgreener.co.uk>