



## 3 Howard Lane

Boughton, Northampton, NN2 8RS

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

Available now!!

Introducing your new family home located on Howard Lane in Boughton old village, a substantial four-bedroomed detached house offering spacious living accommodation, driveway parking, two garages and a large rear garden, providing an ideal home for families seeking comfort and space.

£2,245 PCM



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Unfurnished accommodation; lounge, family room, kitchen, dining room, utility room, cloakroom, three double bedrooms, large single bedroom, extra-large rear garden, driveway parking for two plus cars, two garages and front garden.

EPC-D. Council Tax Band E

This property offers comfortable living space that is sure to impress. The spacious and bright lounge is bathed in natural light and features an L-shaped layout, perfect for creating a study or home office area. The kitchen boasts an ample range of base and eye-level cupboards, complemented by an electric oven, gas hob, and stainless steel extractor hood. A utility room with access to the rear garden provides a convenient space for your washing machine, dishwasher, or dryer.

Upstairs, you'll find the master bedroom with dual aspect with views over the front and rear gardens. The second bedroom is also a generous size, overlooking the rear garden. Bedroom three, another well-appointed double bedroom also offers tranquil views of the rear garden. The fourth bedroom, located at the front of the property, is a single room with built in wardrobe.

The family bathroom has modern fixtures and fittings. There is a vanity wash basin, toilet, bath, and a newly installed shower.

One of the standout features of this property is its south facing rear garden, which is larger than average and laid to lawn and bounded by high fencing. Surrounded by mature boundary borders, bushes, this private oasis is the perfect place to relax and unwind. Additional benefits of this property include gas fired central heating, double glazing, driveway with parking for two or more cars, as well as two garages, providing ample storage space. Located in the charming village of Boughton, this property offers a peaceful and family-friendly environment while still being within easy reach of local amenities and attractions.

#### Entrance Hall

6'7 x 6'1 (2.01m x 1.85m)

#### Reception Hall

#### Family Room

12' x 11'6 (3.66m x 3.51m)

#### Lounge

18'6 x 17' max (5.64m x 5.18m max)

#### Dining Room

11' x 10'4 (3.35m x 3.15m)

#### Kitchen

15'4 x 10' (4.67m x 3.05m)

#### Utility Room

7' x 6'7 (2.13m x 2.01m)

#### W/C

6'2 x 3'1 (1.88m x 0.94m)

#### Garage

16'7 x 7'2 (5.05m x 2.18m)

#### Garage

16'10 x 10 (5.13m x 3.05m)

#### Landing

16'9 x 6'2 (5.11m x 1.88m)

#### Bedroom One

17' x 10'5 (5.18m x 3.18m)

#### Bedroom Two

12' x 8'9 (3.66m x 2.67m)

#### Bedroom Three

10' x 10 (3.05m x 3.05m)

#### Bedroom Four

8'8 x 8 (2.64m x 2.44m)

#### Bathroom

9'2 x 7.3' (2.79m x 2.13m.0.91m)

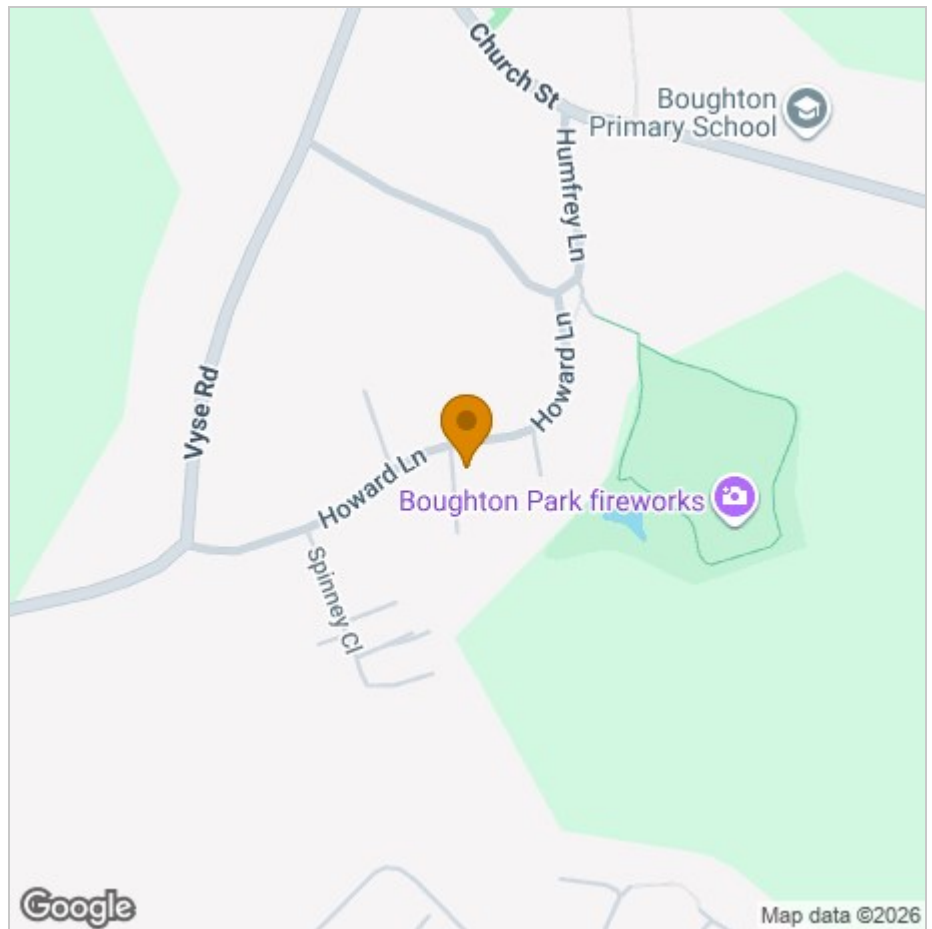


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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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