



27 Moulton Lane

, Boughton, NN2 8RF

£1,250 Per Month



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

Available from the 22nd June

A very attractive two-bedroom period stone cottage situated in the heart of Boughton village, within the conservation area, offering character accommodation with private gardens to both the front and rear. The property would ideally suit a professional couple looking for a well-presented home with character, outside space and good access back into Northampton, Kingsthorpe and the surrounding villages.



Unfurnished Accommodation; Lounge/dining , kitchen, shower room, two bedrooms, front and rear garden. Daventry Council Tax band C. EPC D

The accommodation comprises a good-sized living room with natural hardwood oak flooring, sealed feature fireplace, window seat and staircase rising to the first floor, giving the room a warm and traditional cottage feel. The kitchen is fitted with shaker-style units, work surfaces, stainless steel sink, low-level oven, ceramic hob, cooker hood and integrated washing machine, with direct access out to the rear garden. Also to the ground floor is a shower room fitted with a quadrant shower cubicle, vanity wash basin, WC, heated towel rail and Velux roof light.

To the first floor, there are two bedrooms. The main bedroom is a spacious double room with vaulted ceiling, oak flooring, fitted cupboards and front-facing windows. The second bedroom would work well as a guest room, dressing room or home office, again with oak flooring, built-in wardrobe and front-facing window.

Externally, the cottage is set back from Moulton Lane behind a stone boundary wall with a paved front garden, while to the rear there is a southerly-facing garden with lawn, mature boundaries, timber sun deck and access to a garden store.

Internet is included within the rent, with speeds of up to 150 Mbps, making the property a practical option for professional tenants and those working from home.

Boughton is a sought-after village location with local amenities including the parish church, Whyte Melville public house, village hall and pocket park, while also being well placed for Kingsthorpe, Moulton, Northampton town centre, Pitsford Reservoir and surrounding countryside.

Ground Floor

Living Room 18'1" x 13'0" (5.51m x 3.96m)

Kitchen 10'7" x 5'9" (3.23m x 1.75m)

Shower Room 6'4" x 5'9" (1.93m x 1.75m)

First Floor

Landing 6'9" x 3'2" (2.06m x 0.97m)

Bedroom One 13'0" x 10'10" (3.96m x 3.30m)

Bedroom Two 9'7" x 6'9" (2.92m x 2.06m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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