



## The Annex Boughton Lodge

Boughton Green Road, Northampton, NN2 7AJ

£1,200 PCM



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Available now

The Annex at Boughton Lodge presents an excellent opportunity to enjoy well-kept accommodation in a charming and established setting, ideal for those seeking a quieter lifestyle.



Furnished or Unfurnished accommodation: Open plan sitting room/kitchen, two bedrooms, wet room, gravelled parking and mature surrounding grounds. EPC - TBC. Please note that, in addition to the monthly rent, a fixed utility contribution of £275 per calendar month is payable. This covers electricity, water and council tax and is subject to a fair usage policy.

Approached over a gravelled driveway and accessed via a UPVC double glazed door. Internally, the accommodation has been thoughtfully arranged, with a spacious open plan sitting room and kitchen. This is a wonderfully bright space, enhanced by large windows that frame the gardens and allow light to pour in throughout the day. The sitting area provides ample, while the kitchen is fitted with a comprehensive range of modern cabinetry, generous work surfaces and integrated appliances including washing machine, fridge, oven and electric hob.

The principal bedroom is a double room, complete with fitted wardrobes and a pleasant garden aspect. The second bedroom offers flexibility for use as a guest room, home office or occasional dining room, depending on a tenant's needs. The shower room has been finished in a clean, contemporary style, with a walk-in shower, wash hand basin and WC.

Outside, the setting is a real feature of the property. The surrounding grounds provide an attractive backdrop and a strong sense of space, while the gravelled frontage offers practical off-road parking.

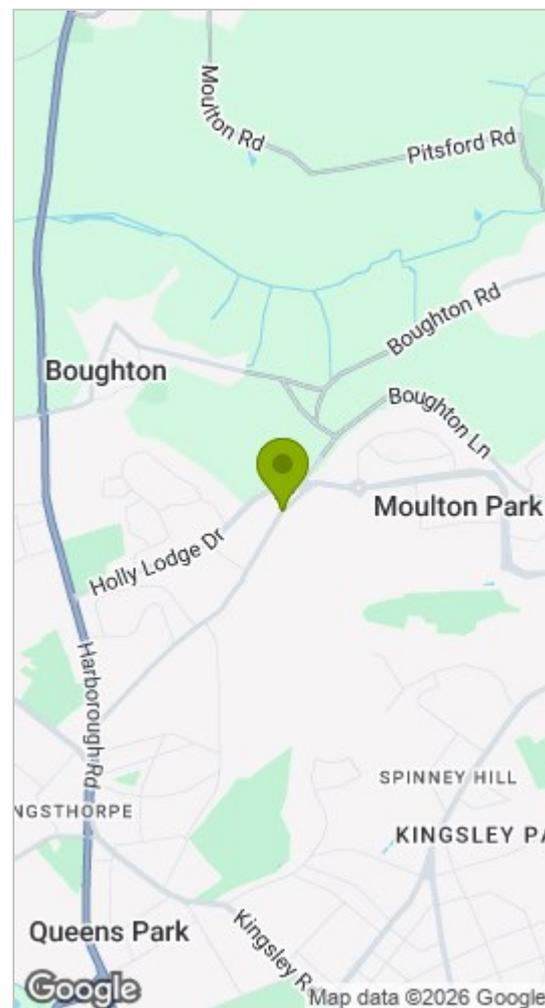
Open Plan Kitchen/Lounge 23'8 x 18'9 (7.21m x 5.72m)

Bedroom One 12'2 x 11'4 (3.71m x 3.45m)

Bedroom Two 11'2 x 6'11 (3.40m x 2.11m)

Wet Room 7'3 x 6 (2.21m x 1.83m)

## Area Map



## Energy Efficiency Rating

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>		
(55-68) <b>D</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>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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