RICHARD GREENER




# The Cabin Humfrey Lane

Boughton, Northampton, NN2 8RQ

£1,025 PCM

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Available Now!!

A one-bedroom Victorian end-of-terrace cottage in Boughton, with a private walled courtyard garden. Recently redecorated, the cottage offers a lounge with built-in storage, a fitted kitchen with appliances, a bedroom with fitted wardrobes and a bathroom with a shower over the bath.







Unfurnished Accommodation; Lounge, Kitchen, Bedroom, Bathroom and walled courtyard garden. EPC - D. Council Tax Band A.

The front door opens directly into the lounge, which has a front-facing window, a decorative fireplace and built-in timber cupboards, including understairs storage. The separate kitchen is fitted with cream units, green tiled splashbacks, a gas hob, oven and extractor. A glazed back door opens straight onto the courtyard. A washing machine and fridge are provided for the tenant's use but the landlord is not liable for the repair or replacement of the

Upstairs, the front-facing bedroom has exposed wooden floorboards and fitted Sharps wardrobes with hanging space and shelving. The bathroom has a white suite with a shower over the bath, a glass shower screen and a heated towel rail.

The paved rear courtyard has room for a small table and chairs, a raised planting border and outside lighting. There is also a brick-built store with power and lighting. On-street parking is generally available on the slip road off Humfrey Lane. Boughton has a village pub, village hall and pocket park, with bus services into Northampton.

## Ground Floor

Lounge 12'4? × 12'0? (3.76m? × 3.66m? )

Kitchen 7'7? × 7'2? (2.31m? × 2.18m?)

## First floor

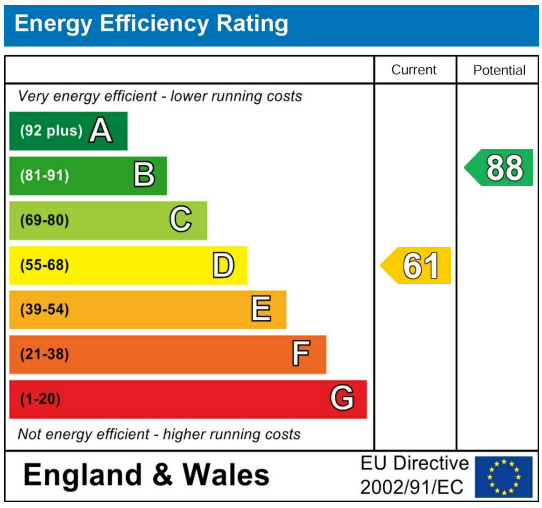
Bedroom 12'10? × 7'5? (3.91m? × 2.26m? )

Bathroom 8'11? × 5'0? (2.72m? × 1.52m? )

## Area Map




## Energy Efficiency Rating




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