



28 Moulton Lane

Boughton, Northampton, NN2 8RF

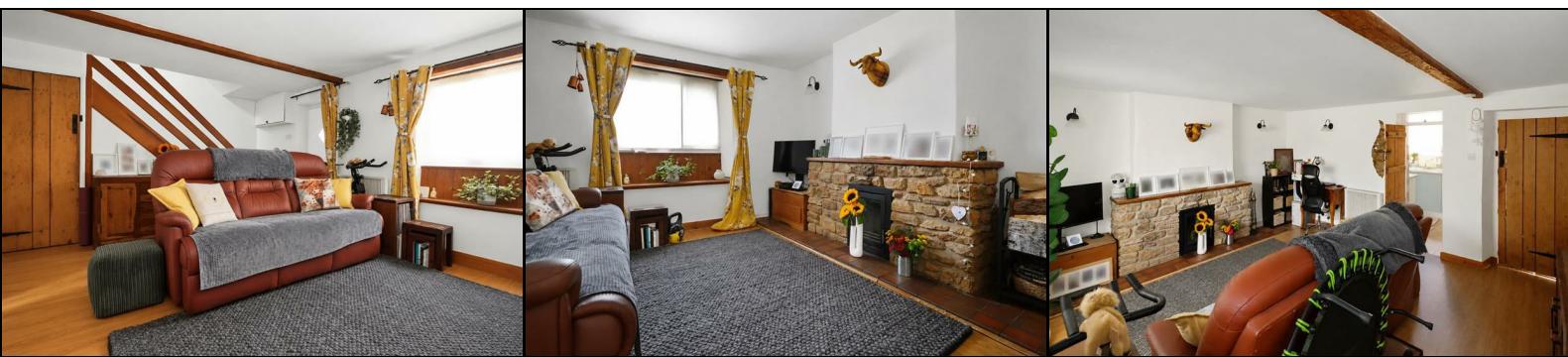
£1,200 Per Month



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO TO REGISTER YOUR INTEREST.

Available August 31st

Situated in the popular village of Boughton, this charming two-bedroom cottage offers well-proportioned accommodation throughout and is ideally suited to a professional couple, small family or individual looking to enjoy village living within easy reach of Northampton.



Unfurnished Accommodation: Entrance porch, living room, kitchen, family bathroom, two bedrooms and enclosed rear garden. Energy Rating E, Council Tax Band C.

Entering the property, you are welcomed directly into a spacious living room featuring attractive laminate flooring, exposed ceiling beams and a beautiful feature fireplace incorporating a log-burning stove with a stone surround and timber mantel. A bay window with a built-in window seat overlooks the front garden, a generous under-stairs storage cupboard provides excellent additional storage. Carpeted stairs rise from the living room to the first floor. The galley-style kitchen has a range of modern shaker-style base and eye-level units, complementary work surfaces and attractive tiled splashbacks. Exposed stonework adds plenty of character, whilst integrated appliances include an electric oven, microwave, electric hob with extractor hood above, washing machine, integrated fridge freezer and dishwasher. A UPVC door provides direct access to the rear garden.

Located off the living room is the modern family bathroom, fitted with a contemporary white suite comprising a shaped panel bath with electric shower over, pedestal wash hand basin and low-level WC. The room is fully tiled and benefits from both a skylight and frosted window, creating a bright and airy space.

The first-floor landing enjoys a rear-facing window allowing plenty of natural light. The Master bedroom bedroom is a generous double overlooking the front aspect and offers ample space for a full range of bedroom furniture. Bedroom two is an excellent single bedroom and benefits from a built-in storage cupboard. It currently features a bespoke cabin bed with useful overhead storage, which can either remain or be removed at the tenant's request, making the room equally suitable as a child's bedroom, home office or dressing room.

Externally, the property enjoys a low-maintenance front garden enclosed by attractive stone walling, complementing the traditional character of the cottage. To the rear is a private enclosed garden with a patio seating area leading onto a lawn bordered by mature shrubs and hedging. An external stone-built store provides additional storage, whilst a easement exists across the rear path, allowing neighbouring properties access for taking bins to and from the rear of their homes.

Boughton remains one of Northamptonshire's most desirable villages, offering a welcoming community, countryside walks, local amenities and excellent road links to Northampton town centre, Moulton Park, the A43, A45 and M1

Accommodation

Living Room: 18'2" x 12'11" (5.54m x 3.94m)

Kitchen: 11'1" x 5'11" (3.38m x 1.80m)

Bathroom: 6'3" x 5'8" (1.91m x 1.73m)

First Floor Landing: 8'8" x 3'0" (2.64m x 0.91m)

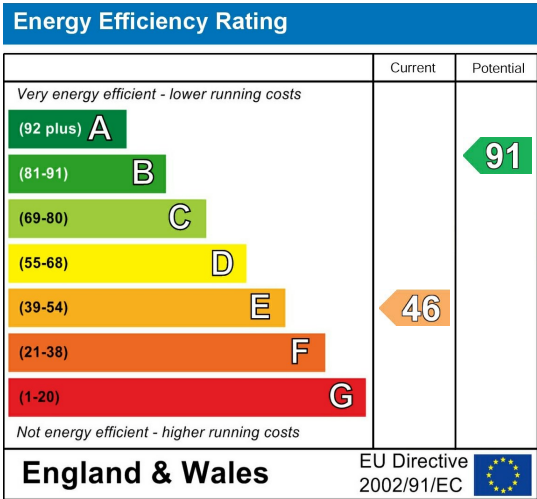
Bedroom One: 12'10" x 9'2" (3.91m x 2.79m)

Bedroom Two: 9'7" x 5'4" (2.92m x 1.63m)

Area Map



Energy Efficiency Rating



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 firms employment has the authority to make or give any representation or warranty in respect of the property.