

Wellstood, Boughton, Northampton, NN2 8EY

newman
property experts





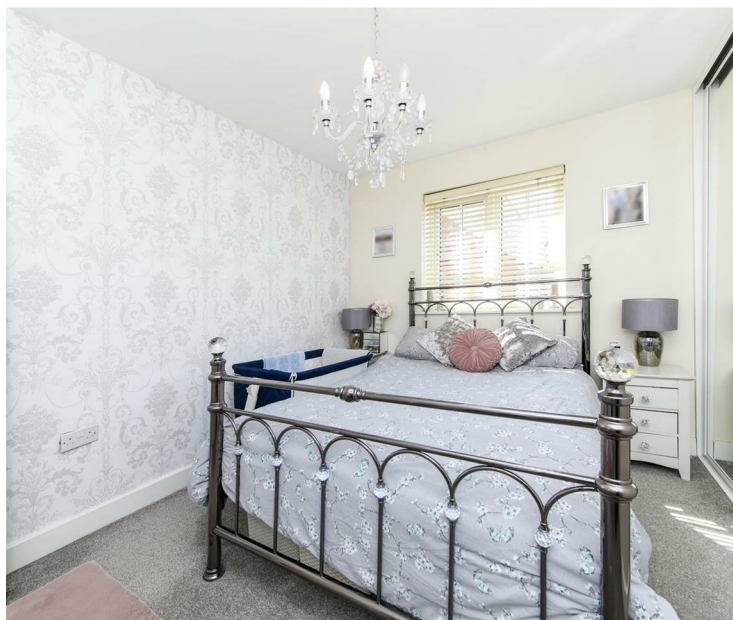
This is a sunning 4 bedroom detached property on the popular Buckton Fields development in Boughton Northampton. With great local schools and amenities, you can also be into the centre of London within an hour.

The property briefly comprises of an entrance hall, with downstairs cloakroom. There are dual aspect windows in the lounge and a feature fireplace. Moving onto an open plan style kitchen diner, once again with dual aspect windows. There is a mix of low level and wall mounted units with a high finish. Intergrated dishwasher, fridge freezer, double oven, hob and extractor fan and tiled flooring. In the utility room there are built in storage units and window to the side.

On the first floor you will find a family bathroom with a bath and separate shower cubicle. The master bedroom has built in mirrored wardrobes and window to the front. The en-suite has a WC, hand basin and shower.

There are three further bedrooms.

Outside the property, the views are of open fields. There is a single garage and parking for multiple vehicles. The garden is south west facing and a mixture of paving, grassed area and decking.

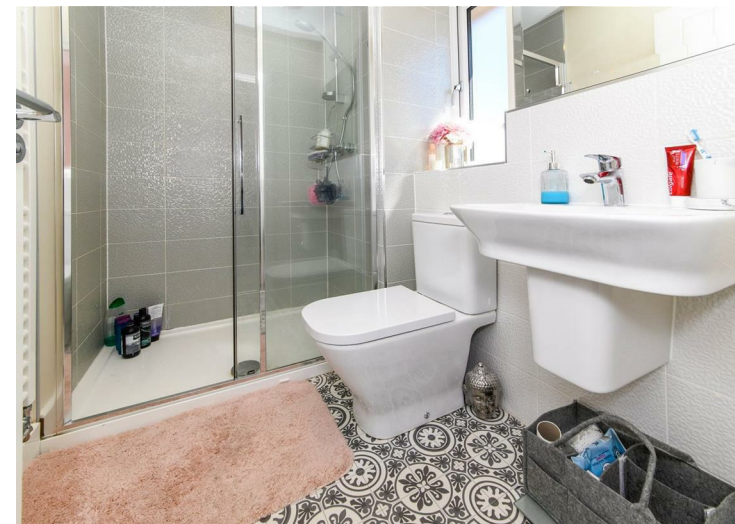


Call me
to book a
viewing

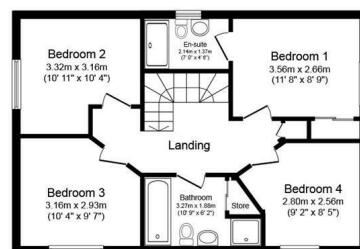


Miranda Menzies
01536 609970

- Executive 4 Bedroom House
- Amazing Views
- Great location
- 3 Bathrooms
- Single Garage
- Parking for 4-5 Vehicles
- Good Local Schools
- Stunning Condition Throughout
- South West Facing Garden
- EPC Rating B



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), dimensions and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they are not to be used for any purpose other than that for which they are provided. No liability is taken for any error, omission or misstatement. A party must rely upon its own surveyor. Plan produced for Newman Property Experts. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

01536 609970

miranda.menzies@newman.uk.com

newman.uk.com

1, Regent Street, Rugby Warwickshire
CV21 2PE

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

newman
property experts