

**25 Beech Grove
Boothville
NORTHAMPTON
NN3 6JX**

£425,000



- **EXTENDED SEMI DETACHED**
- **TWO RECEPTION ROOMS**
- **CONSERVATORY**
- **WELL PRESENTED**
- **SOUGHT AFTER LOCATION**

- **FOUER BEDROOMS**
- **LARGE KITCHEN/BREAKFAST ROOM**
- **GARAGE**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Beech Grove, Northampton - a charming location that could be the perfect setting for your new home! This older semi-detached house boasts a well-presented interior with two reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the extension that has been added, giving you even more room to enjoy. Imagine relaxing in the conservatory, overlooking the large rear gardens that are perfect for outdoor gatherings or simply unwinding in the fresh air.

With parking space for up to four vehicles, you'll never have to worry about finding a spot for your car. The mature surroundings of this semi-detached house add to its character and charm, making it a truly inviting place to call home.

Don't miss out on the opportunity to own this wonderful property in Beech Grove - a delightful blend of traditional charm and modern comfort awaits you!

Ground Floor

Entrance Porch

Door to:

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, door to:

Lounge

14'11" x 11'8" (4.57 x 3.57)

Feature fireplace, double glazed bay window to front, doors to:

Dining Room

16'10" into bay x 10'9" (5.15 into bay x 3.30)

Double glazed bay window to front, window to rear, radiator

Kitchen/Breakfast Room

18'1" x 9'2" (5.52 x 2.81)

Bay window to rear elevation. Fitted with a range of wood fronted base and wall mounted units with work surfaces over. Inset single drainer sink unit with mixer tap over. Built in double oven and hob. Built in dishwasher. Wall mounted combi boiler. Space for table and chairs. Tiled floor. Door to WC/Utility.

Utility Room/Wc

6'3" x 5'4" (1.91 x 1.64)

Window to side elevation. Low level WC. Wall and base mounted unity. Inset single sink with mixer taps. Tiled floor. Door to Pantry.

Pantry

Window to side elevation. Built in shelves throughout.

Conservatory

10'4" x 8'2" (3.15 x 2.50)

uPVC construction. Tiled floor. Sliding double glazed doors to rear garden.

First Floor

First Floor Landing

Access to loft, storage cupboard, doors to:

Bedroom One

11'4" x 10'9" (3.46 x 3.28)

Double glazed bay window to front elevation. Double glazed window to rear elevation. Archway to en-suite.

En Suite Bathroom

Vanity unit with WC, sink and cupboard. Free standing bath and separate shower cubicle. Tiled floor with underfloor heating.

Bedroom Two

11'8" x 11'4" (3.58 x 3.46)

Double glazed windows to rear and side elevations.

Bedroom Three

11'10" x 8'10" (3.61 x 2.71)

Double glazed window to front elevation.

Bedroom Four

9'0" x 8'2" (2.76 x 2.49)

Double glazed window to front elevation.

Bathroom

Obscure double glazed window to rear elevation. Vanity unit comprising of WC, sink and cupboards. Tiled floor, walk in shower. Floor to ceiling tiles in shower. Heated towel rail.

Externally

Front Garden

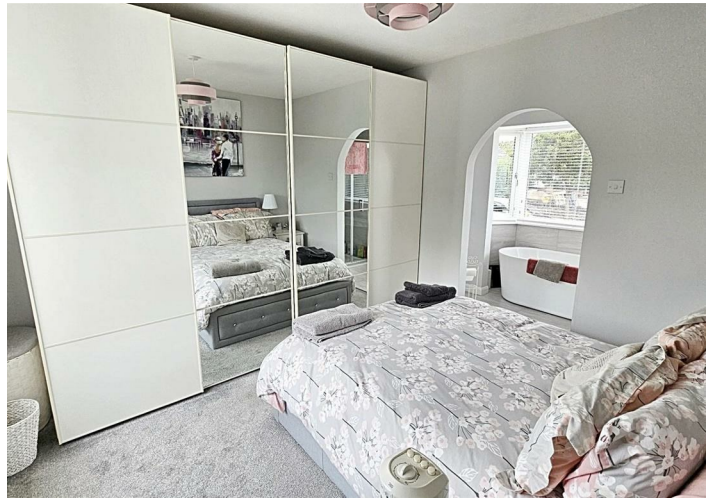
Stone wall to front, block paved driveway with off road parking leading to garage, side gate.

Garage

Attached single garage, timber doors, uPVC doors with wooden frame.

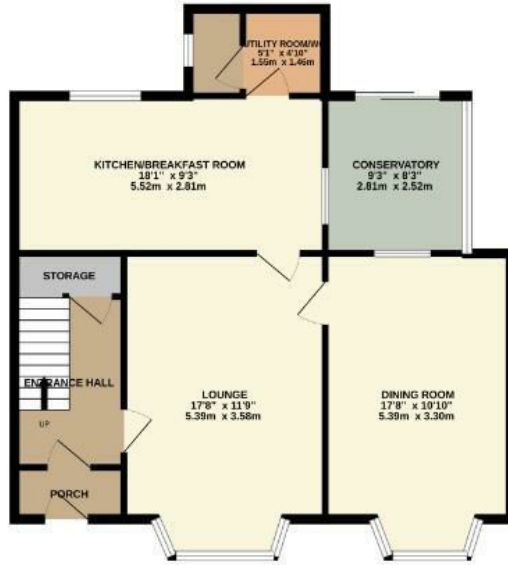
Rear Garden

Large rear garden, mainly lawned with flower and shrub borders, small fence separating children's play area laid with bark, large patio area,





GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



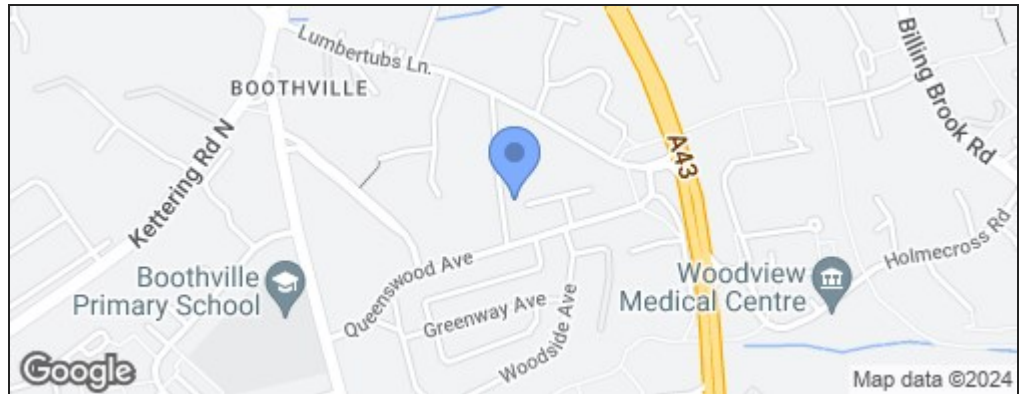
1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(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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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.