

**3 Rose Gardens  
Booth Lane South  
NORTHAMPTON  
NN3 3EW**

**£600,000**



- **RECENTLY CONSTRUCTED DETACHED**
- **TWO EN-SUITES AND FAMILY BATHROOM**
- **IMMACULATE CONDITION THROUGHOUT**
- **UNDERFLOOR HEATING THROUGHOUT DOWNSTAIRS**
- **FOUR DOUBLE BEDROOMS**
- **10M LONG KITCHEN / DINING / FAMILY ROOM**
- **OFF ROAD PARKING AND DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set in an exclusive cul-de-sac of only five properties, this recently constructed detached home is presented to an impeccable standard. With a private landscaped rear garden and a wonderful summerhouse, the house exudes quality in all spaces and includes the rare benefit of underfloor heating throughout downstairs. The accommodation comprises in brief; entrance hall, lounge, an expansive open plan kitchen/dining/family room measuring over 10m long, utility room, and downstairs wc to the ground floor. To the first floor are four double bedrooms, with the main bedroom benefitting from a dressing area and en-suite, a further en-suite to the second bedroom, and a family bathroom with four-piece suite. Externally there are gardens to the front and rear, a block paved driveway offering off road parking for several vehicles, and an integral double garage with electric door. The property also benefits from UPVC double glazing, gas central heating, and several years remaining on the 10 year NHBC warranty.

## **Ground Floor**

### **Entrance Hall**

15'2" x 8'7" (4.63 x 2.64)

Enter via composite door, under stairs storage cupboard, stairs rising to first floor, ceramic tiled flooring, under floor heating.

### **Downstairs WC**

5'4" x 3'4" (1.65 x 1.04)

Low level WC, pedestal wash hand basin, under floor heating.

### **Lounge**

14'11" x 11'9" (4.55 x 3.59)

UPVC window with fitted shutters to front aspect, feature gas fireplace, under floor heating.

### **Kitchen / Dining / Family Room**

33'5" x 12'2" max (10.2 x 3.73 max)

#### **Kitchen Area**

UPVC window to rear aspect, a range of wall and base units with granite work surfaces over, integrated appliances to include double oven, gas hob with extractor over, fridge/freezer, and dishwasher, sink unit with drainer, ceramic tiled flooring, under floor heating.

#### **Family / Dining Area**

UPVC French doors with accompanying windows to rear aspect, ceramic tiled flooring, under floor heating.

### **Utility Room**

9'7" x 5'5" (2.93 x 1.66)

UPVC door to side aspect, base units with granite work surfaces over, sink unit with drainer, spaces for appliances, ceramic tiled flooring, under floor heating.

## **First Floor**

### **Landing**

Loft access, cupboard housing hot water tank.

### **Bedroom One**

12'8" x 11'9" (3.88 x 3.60)

UPVC window with fitted shutters to front aspect, radiator.

**Dressing Area**

11'9" x 5'1" (3.60 x 1.57)

UPVC window to side aspect, range of fitted wardrobes.

**En-Suite**

8'8" x 5'2" (2.65 x 1.58)

Obscure UPVC window to front aspect, tiled double shower cubicle, low level wc, inset sink unit with storage under, complementary tiling, chrome heated towel rail.

**Bedroom Two**

16'8" x 16'2" reducing to 12'5" (5.10 x 4.94 reducing to 3.79)

UPVC window with fitted shutters to front aspect, radiator.

**En-Suite**

7'8" x 3'10" (2.35 x 1.18)

Obscure UPVC window to side aspect, tiled double shower cubicle, low level wc, inset sink unit with storage under, complementary tiling, chrome heated towel rail.

**Bedroom Three**

11'9" x 8'9" (3.59 x 2.67)

UPVC window to rear aspect, radiator.

**Bedroom Four**

11'1" x 8'9" (3.39 x 2.67)

UPVC window to rear aspect, radiator.

**Bathroom**

10'4" x 8'9" reducing to 5'7" (3.17 x 2.67 reducing to 1.71)

Obscure UPVC window to rear aspect, tiled double shower cubicle, low level wc, bath unit, inset sink with storage under, complementary tiling, chrome heated towel rail.

**Externally****Front Garden**

Block paved driveway offering off road parking for several vehicles, lawn area with various shrubs.

**Rear Garden**

Patio, lawn, and decked areas, various flower and shrub beds and borders, gated side access, enclosed by wooden fencing.

**Summerhouse**

12'2" x 8'10" (3.72 x 2.70)

Of wooden construction with insulation and double glazed windows, power and light connected.

**Double Garage**

19'9" x 16'5" reducing to 12'1" (6.03 x 5.01 reducing to 3.70)

Electric up and over door, wall mounted boiler, power and light connected.

**Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: F







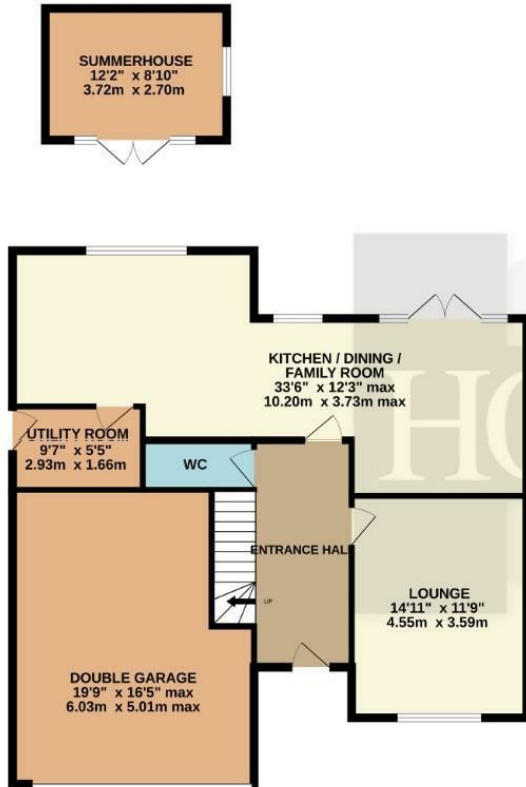




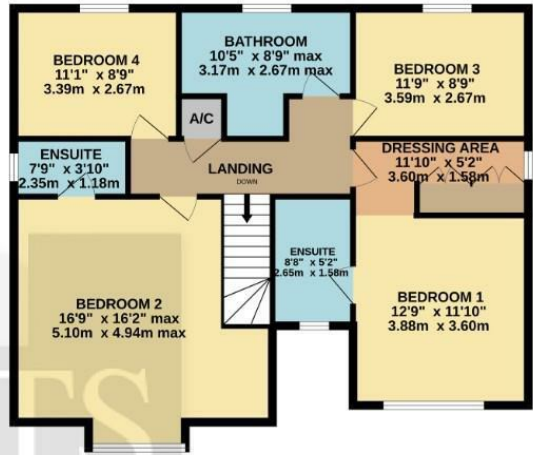




GROUND FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR  
925 sq.ft. (85.9 sq.m.) approx.

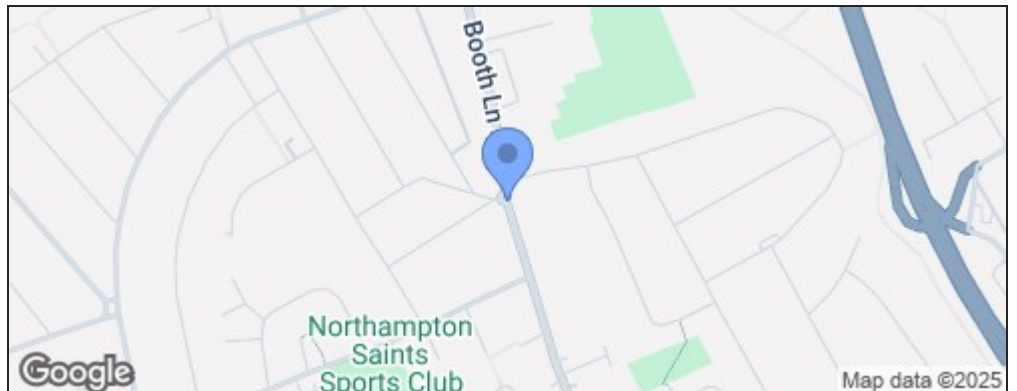


TOTAL FLOOR AREA : 2081 sq.ft. (193.3 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	



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