



# Lumbertubs Rise

Boothville | Northampton | NN3 6AJ



PERSONAL • PROFESSIONAL • PROACTIVE





A substantial and unique four / five bedroom detached home with a self-contained annexe, nestled in a quiet cul-de-sac and sitting on a plot approaching a quarter of an acre.

Accessed via private electric gates, this highly individual property has undergone several extensions and improvements in recent years, and offers spacious and versatile accommodation presented in excellent order.

Benefitting from an expansive lounge with a vaulted ceiling and underfloor heating, and a high quality kitchen/breakfast room with a central island and quartz worktops, a viewing is highly recommended to appreciate the space this property has to offer.







- **UNIQUE AND INDIVIDUAL DETACHED HOME**
- **FOUR / FIVE BEDROOMS**
- **SELF CONTAINED ANNEXE**
- **THREE EN-SUITES**
- **EXPANSIVE LOUNGE WITH VAULTED CEILING**
- **APPROACHING A QUARTER OF AN ACRE PLOT**
- **DETACHED DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : C**

## **Ground Floor**

### **Entrance Hall**

7.75 x 1.91 max (25'5" x 6'3" max)  
Enter via composite door with frosted glass windows, stairs rising to first floor, under stairs storage, wooden laminate flooring.

### **Downstairs WC**

Low level wc, sink unit with storage under, complementary tiling, chrome heated towel rail.

### **Utility Room**

3.44 x 2.63 (11'3" x 8'7")  
UPVC double doors to rear aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, space for appliances, ceramic tiled flooring.

### **Dining Room**

6.44 x 3.64 (21'1" x 11'11")  
UPVC window to front aspect, UPVC double doors to rear, feature fireplace, wooden laminate flooring, three radiators.

### **Kitchen / Breakfast Room**

4.63 x 3.84 (15'2" x 12'7")  
Two UPVC window to front and rear aspects, further Velux window, a range of wall and base units with quartz work surfaces, one and a hand inset sink and drainer, induction hob with extractor over, double oven, space for large fridge/freezer, dishwasher, central island with breakfast bar, wooden laminate flooring, column radiator.





## Lounge

6.54 x 5.63 (21'5" x 18'5")

Enter into raised mezzanine with steps leading down, two UPVC door leading to front and rear, UPVC windows to one side, aluminium tri-fold doors leading to garden, two Velux windows, feature log burner, underfloor heating.

## Annexe

### Open Plan Reception

4.20 x 3.58 (13'9" x 11'8")

Enter via UPVC door, UPVC French door leading to private rear garden, further UPVC windows to front and side aspects, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated eye level double oven, electric hob, fridge, space for washing machine, wall mounted boiler.

### Annexe Bedroom

3.74 x 3.46 reducing to 2.90 (12'3" x 11'4" reducing to 9'6")

UPVC window to front aspect, lockable internal door to main house, radiator.

### Shower Room

1.99 x 1.64 (6'6" x 5'4")

Obscure UPVC window to rear aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, chrome heated towel rail.

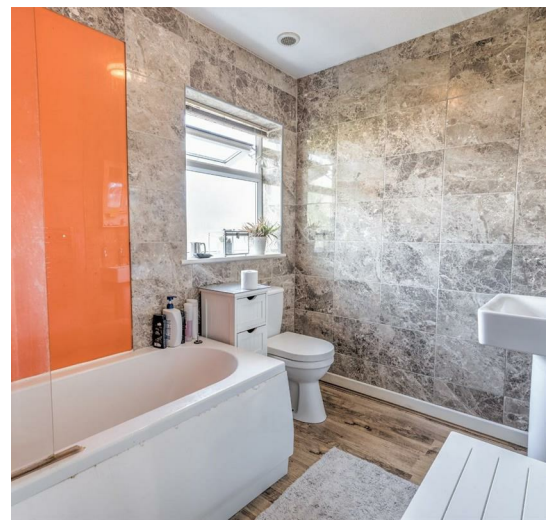
## First Floor

### Landing

UPVC window to rear aspect.











### **Bedroom One**

6.40 reducing to 3.56 x 4.25 (20'11" reducing to 11'8" x 13'11")  
UPVC window to front aspect, French doors to rear aspect leading to Juliet balcony, 'kitchenette' including wall and base units with hard wood work surfaces, bowl sink, radiator.

### **En-Suite**

2.63 x 2.47 (8'7" x 8'1")  
Obscure UPVC window to rear aspect, bath unit, tiled shower cubicle, low level wc, sink unit with storage under, chrome heated towel rail.

### **Bedroom Two**

4.60 x 3.30 (15'1" x 10'9")  
Two UPVC windows to front and side aspects, fitted double wardrobe, wooden laminate flooring, radiator.

### **En-Suite**

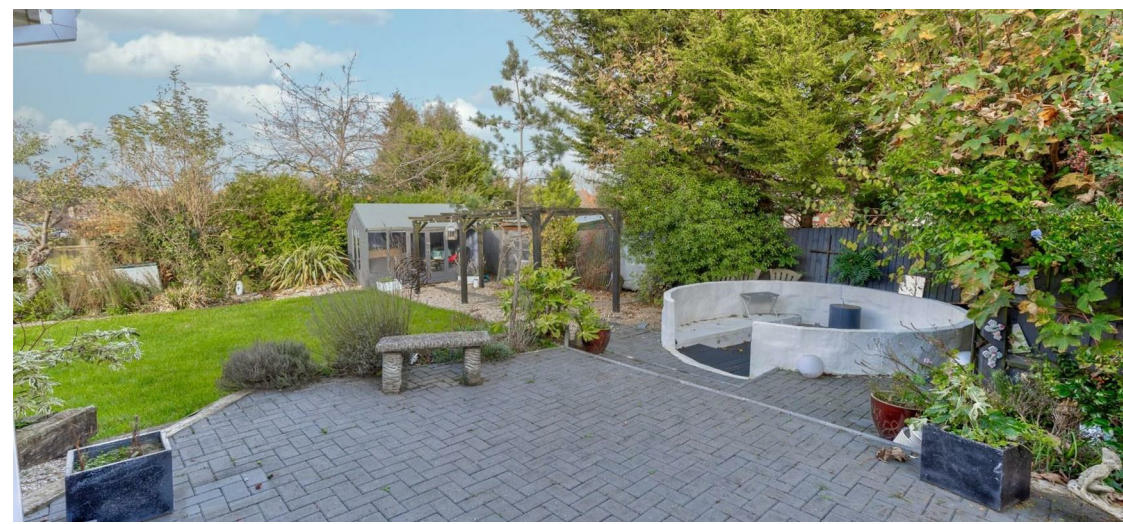
2.80 x 1.80 (9'2" x 5'10")  
Frosted UPVC 'porthole' window to front aspect, bath unit with shower attached, shower cubicle, low level wc, bowl sink unit, chrome heated towel rail.

### **Bedroom Three**

3.64 x 3.06 (11'11" x 10'0")  
UPVC window to side aspect, wooden laminate flooring, radiator.

### **Bedroom Four**

3.49 x 2.76 (11'5" x 9'0")  
UPVC window to front aspect, wooden laminate flooring, radiator.





### Bathroom

2.69 x 1.88 (8'9" x 6'2")

Obscure UPVC window to rear aspect, bath unit with shower attachment, low level wc, pedestal wash hand basin, chrome heated towel rail.

### Externally

#### Front Garden

Accessed via electronic gates, block paved offering off road parking for multiple vehicles.

#### Rear Garden

Decked steps leading to gravel area, pond with decked surround, block paved patio, large lawn area with gravel surroundings, circular concrete seating area, various raised planters, gated side access.

#### Detached Double Garage

5.70 x 5.32 (18'8" x 17'5")

Electric up and over door, side access door, UPVC window to rear aspect, power and light connected.

### Agents Note

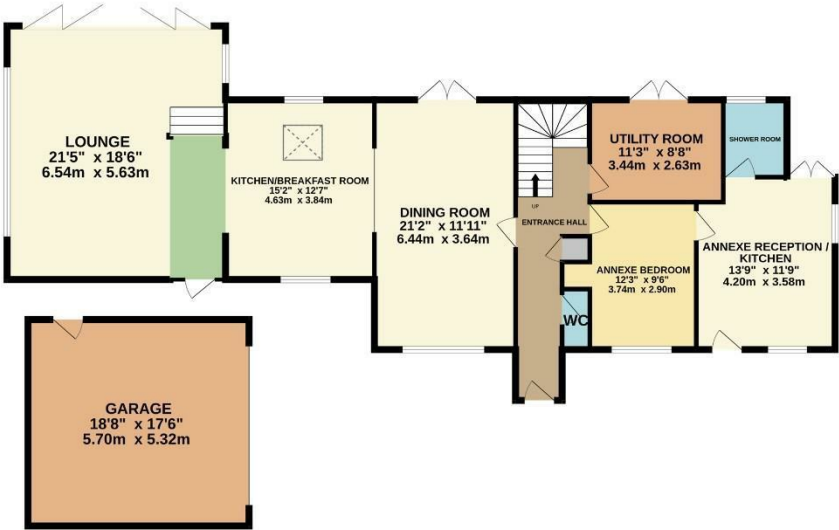
Local Authority: West Northamptonshire Council Tax Band: E

The annexe is subject to its own council tax (band A), however a 50% reduction may be available subject to terms. Please contact West Northants Council for more information.

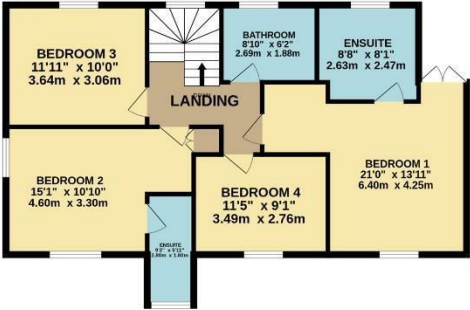




GROUND FLOOR  
1671 sq.ft. (155.2 sq.m.) approx.

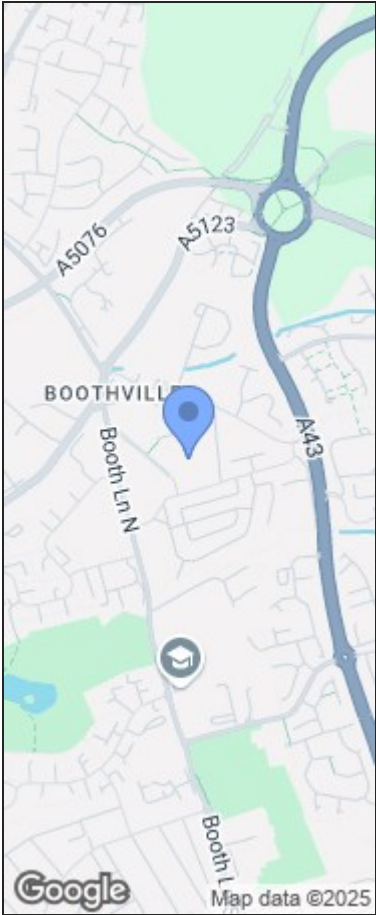


1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2484 sq.ft. (230.8 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 73      | 81                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

