



**70 Booth Lane South, Boothville, Northampton, NN3 3EP**  
**Guide Price £425,000 Freehold**

Jackson Grundy are delighted to bring to the market a rarely available four bedroom detached property in excellent condition. The accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, bathroom and two bedrooms. The first floor has two double bedrooms and a shower room. The rear of the property has a very well looked after landscaped garden. The front has off road parking for several cars. The property would make an excellent family home and is a must see. Please call 01604 784990 to arrange a viewing. EPC Rating: D. Council Tax Band: E

**Four Double Bedrooms | Excellent Condition | Great Family Home | Car Port & Garage | Landscaped Garden | Garage**

modern marketing · traditional values

## PORCH

uPVC double glazed entrance door. uPVC double glazed door to:

## HALLWAY

Coving. Radiator. Staircase rising to first floor landing with storage below. Doors to:

## LOUNGE 4.22m x 3.66m (13'10 x 12'0)

uPVC double glazed bay window to front elevation. Double glazed frosted window to side elevation. Fireplace with stone surround. Coving.

## DINING ROOM 3.91m x 3.66m (12'10 x 12'0)

uPVC double glazed French doors to rear elevation, leading to conservatory. uPVC double glazed frosted window to side elevation. Radiator. Fireplace with wooden surround.

## KITCHEN 2.67m x 5.18m (8'9 x 17'0)

uPVC double glazed window to rear elevation. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Five ring gas hob, electric double oven and extractor. Radiator. Space for white goods. Tiled flooring. uPVC door to rear elevation.

## BATHROOM 2.39m x 2.72m (7'10 x 8'11)

uPVC frosted window to side elevation. Heated towel rail. Suite comprising shower, low level WC and wash hand basin. Base units. Extractor fan. Tiled floor.

## CONSERVATORY 1.83m x 9.45m (6'0 x 31'0)

uPVC double glazed door to rear elevation. Sliding doors to partition into two rooms.

## BEDROOM ONE 3.05m x 3.68m (10'0 x 12'1)

uPVC double glazed bay window to front elevation. Radiator. Storage.

## BEDROOM TWO 3.23m x 2.72m (10'7 x 8'11)

uPVC double glazed window to side elevation. Radiator. Storage.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM THREE 3.81m x 3.73m (12'6 x 12'3)

uPVC Velux windows to front and rear elevations. Radiator.

## BEDROOM FOUR 3.63m x 2.79m (11'11 x 9'2)

uPVC Velux windows to front and rear elevations. Radiator.

## SHOWER ROOM 1.52m x 1.96m (5'0 x 6'5)

uPVC Velux window to rear elevation. Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and shower. Wooden flooring.

## OUTSIDE

## FRONT GARDEN

Gated. Stone wall entrance. Block paved spacious driveway. Lawn. Flower bed and shrub borders.

## GARAGE 5.36m x 2.44m (17'7 x 8'0)

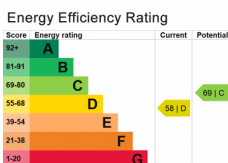
Up and over door. uPVC door to side elevation. Power and light connected.

## REAR GARDEN

Patio and lawn area. Three greenhouses. Summerhouse with power and lighting. Shrub borders and archway. Flower beds. Shed to side.

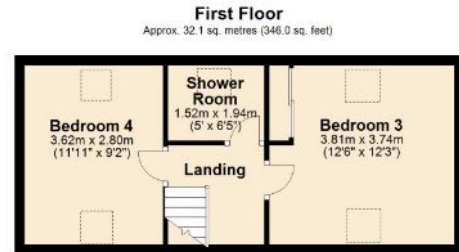
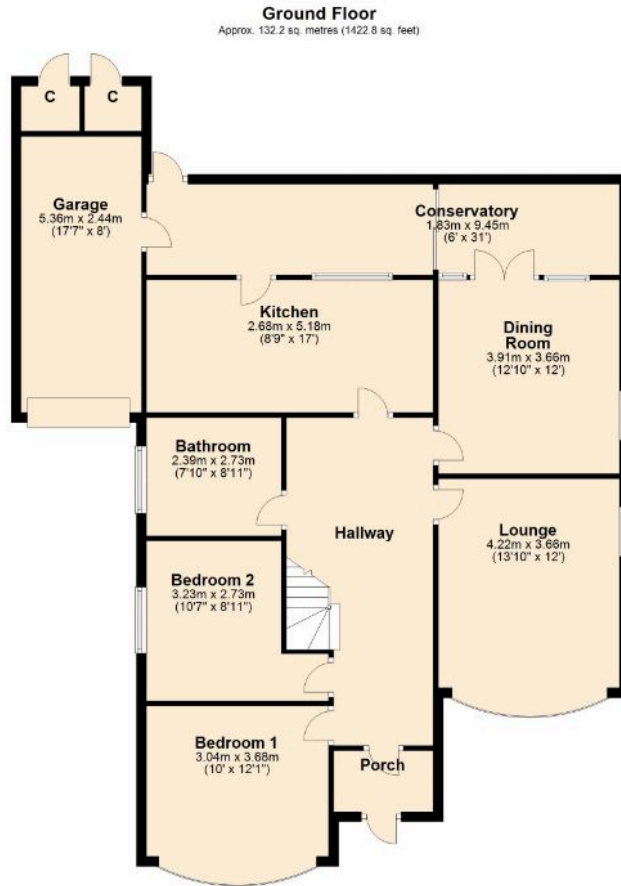
## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 164.3 sq. metres (1768.8 sq. feet)



## LOCAL AREA INFORMATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1, (15, 15a & 16).

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