



43 Lumbertubs Lane, Boothville, Northampton, NN3 6AE
£400,000 Freehold

Jackson Grundy are delighted to be the chosen agent to market this extended and beautifully presented semi detached home, located in the well regarded area of Boothville. The property can also offer further scope for adaptation and extension with the current accommodation being set over two floors and in brief comprises entrance hall, WC, lounge and large open kitchen/dining area with the extra benefit of an office/playroom space overlooking the rear garden. The ground floor also provides internal access to the garage. To the first floor are three double bedrooms and a four piece bathroom. The attic benefits from a partial conversion and is currently accessed via a pull down ladder. Outside, the well stocked frontage lays next to the driveway and leads to the garage. The rear garden enjoys a spacious patio area immediately to the rear providing the perfect warmer evening entertaining space, a raised fishpond, beyond the decking is a large lawn leading to a gravelled area creating the perfect play area. EPC Rating: E. Council Tax Band: C

Extended Mature Family Home | Beautifully Presented | Three Double Bedrooms | Sociable Kitchen/Family Area | Large Rear Garden | Garage & Off Road Parking

modern marketing · traditional values

ENTRANCE PORCH

Obscure uPVC double glazed entrance doors. Multi paned door and side screen to:

ENTRANCE HALL

Staircase rising to first floor landing with storage below. Panelling to half height. Half glazed oak doors to lounge and kitchen. Radiator. Oak floor. Coving.

LOUNGE 5.31m x 3.66m (17'5 x 12'0)

Double glazed bay window to front elevation. Open fireplace on a granite hearth. Coving. Radiator. Oak floor. Opening to:

OPEN PLAN KITCHEN/DINING ROOM 2.62m x 8.41m (8'7 x 27'7)

A bespoke fitted kitchen which offers a full range of integrated appliances to include full size fridge/freezer, wine fridge, washing machine, dishwasher, tumble dryer, two self cleaning ovens, microwave and a six ring gas hob with retractable extractor. The remaining wall mounted and base level cupboards offer ample storage. Oak butchers block work surfaces with inset one and a half bowl sink with mixer tap over. The work surface extends to create a comfortable breakfast bar/dining area allowing the remainder of this generous room to offer either further dining space or a family room/snug. Ceramic tiled and underfloor heating to the kitchen area and oak floor to the family space. Double glazed sliding patio doors to rear garden. Recessed spotlights to ceiling. Door to garage. Glazed oak door to sun room. Two radiators. Double glazed window to rear elevation.

SUN/HOBBY ROOM 3.53m x 2.16m (11'7 x 7'1)

Overlooking the garden this room offers plentiful storage, desk and clever concealed storage space. Radiator. Door to rear garden.

DOWNSTAIRS CLOAKROOM/WC

White suite comprising low level WC and corner wash hand basin with mixer tap over. Recessed spotlights to ceiling.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Access to loft room via pull down ladder. Oak doors to:

ATTIC ROOM 3.84m x 3.68m (12'7 x 12'1)

Partially converted with Velux window to rear elevation. Eaves storage. Power and light connected. Access via pull down ladder.

BEDROOM ONE 4.42m x 3.68m (14'6 x 12'1)

Double glazed window to front elevation. Fitted with bespoke full height wardrobes and storage cupboards. Radiator. Coving.

BEDROOM TWO 3.43m x 3.51m (11'3 x 11'6)

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE 2.69m x 2.36m (8'10 x 7'9)

Double glazed window to front elevation. Radiator.

BATHROOM 2.51m x 2.36m (8'3 x 7'9)

Obscure double glazed windows to rear and side elevations. Fitted with a white four piece suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and low level WC. Tongue and groove panelling to wall.

OUTSIDE

FRONT GARDEN

Sit behind a low level brick wall the front garden is well stocked with a variety of shrubs and mature planting. A driveway provides off road parking and there is an area of hardstanding concealed by the shrubs.

GARAGE 5.11m x 2.16m (16'9 x 7'1)

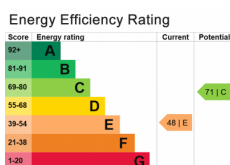
Metal up and over door with power and light connected plus door to kitchen.

REAR GARDEN

Commencing with a large decked patio with raised fishpond creating a lovely sociable addition to the property and overlooking the sizeable garden beyond. The garden has been thoughtfully designed with a dedicated play area, lawns and recess for pool. The garden is enclosed by timber panelled fencing and enjoys a number of mature trees.

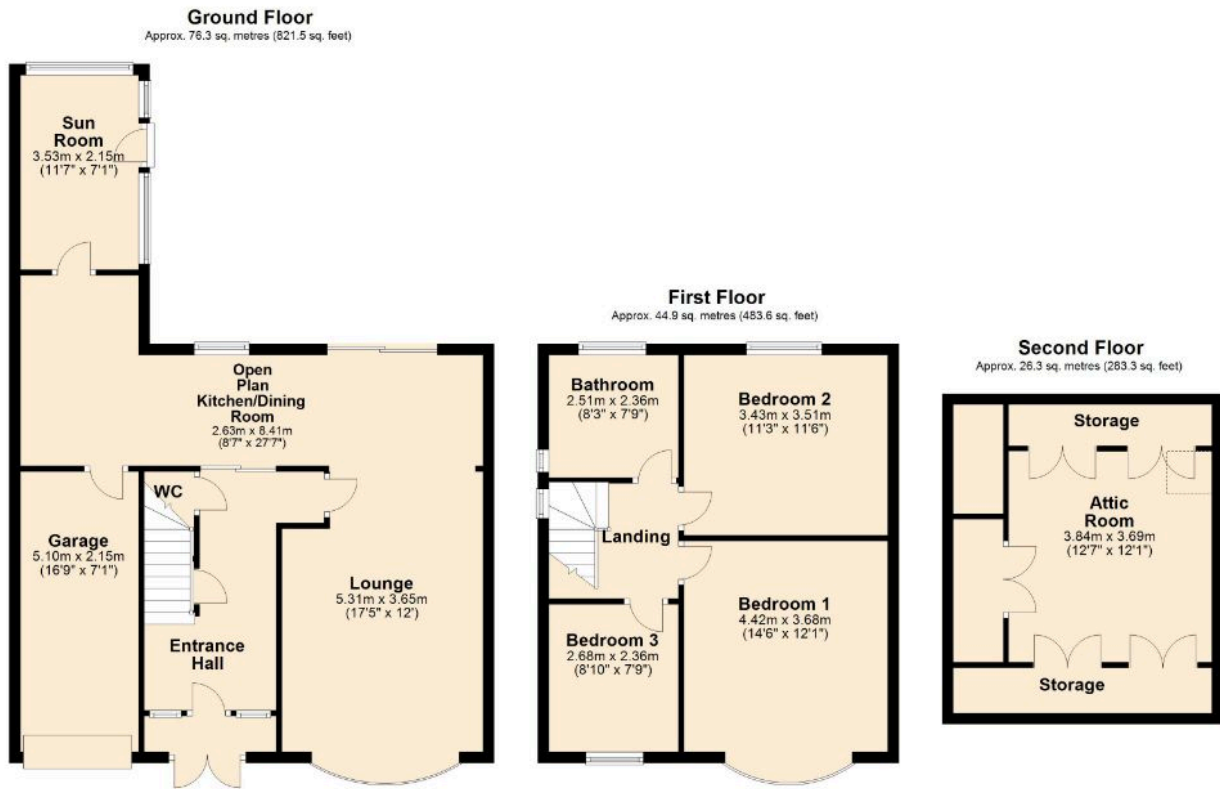
DRAFT DETAILS

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

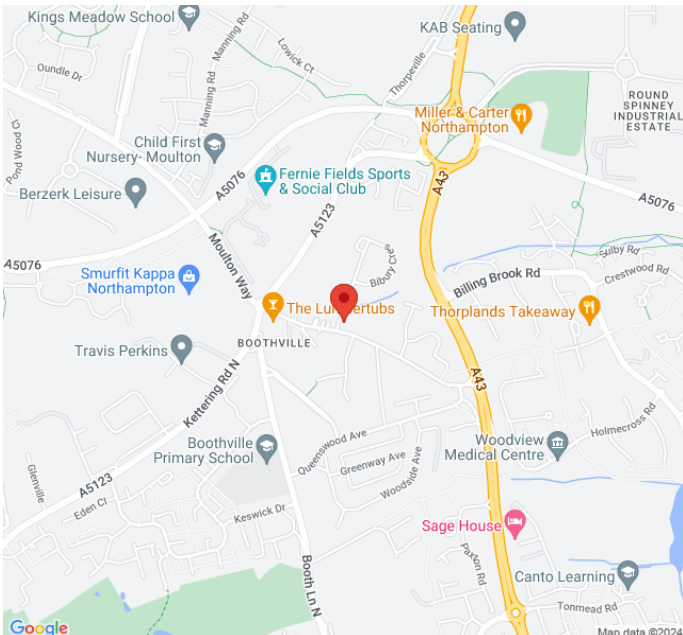


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 147.6 sq. metres (1588.5 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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