



21 Yewtree Court, Boothville, Northampton, NN3 6SF
£300,000 Freehold

Located in a quiet cul-de-sac in the popular Boothville area is the four bedroom detached family home offered with no onward chain and could benefit from cosmetic updating. The accommodation comprises entrance porch, cloakroom, large lounge, kitchen and separate dining room. To the first floor are four well proportioned bedrooms and family bathroom. The south facing garden enjoys a good degree of privacy and to the front is a lawned area and a driveway providing off road parking leading to the detached garage. Early viewing is advised. EPC Rating:C. Council Tax Band: D

Quiet Cul-De- Sac Location | Detached Property | uPVC Double Glazing | South Facing Garden | Garage | No Onward Chain

modern marketing · traditional values

ENTRANCE

uPVC double glazed obscure entrance door. Doors to WC and dining room.

WC

uPVC obscure glazed window to side elevation. Radiator. Wash hand basin and low level WC.

LOUNGE 3.48m x 6.20m (11'5 x 20'4)

Two uPVC double glazed windows to front elevation. uPVC double glazed window to side elevation. Two radiators. Gas fire set onto brick surround.

DINING ROOM 4.42m x 3.33m (14'6 x 10'11)

uPVC double glazed window to rear elevation. Radiator. Staircase rising to first floor landing. Doors to lounge and kitchen.

KITCHEN 3.63m x 2.74m (11'11 x 9'0)

uPVC double glazed obscure door to rear elevation. uPVC double glazed window to rear elevation. Wall and base units with roll top work surfaces over. One and a half bowl sink and drainer with mixer tap. Tiling to splash back areas. Wall mounted Worcester boiler. Storage cupboard. Space for white goods.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to loft space. Doors to:

BEDROOM ONE 3.51m x 3.20m (11'6 x 10'6)

uPVC double glazed windows to front and side elevations. Radiator.

BEDROOM TWO 3.51m x 2.44m (11'6 x 8'0)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.46m x 2.72m (8'1 x 8'11)

uPVC double glazed window to rear elevation. Radiator. Airing cupboard. Storage cupboard.

BEDROOM FOUR 2.69m x 2.64m (8'10 x 8'8)

uPVC double glazed window to rear elevation. Storage cupboard.

BATHROOM 2.31m x 1.70m (7'7 x 5'7)

uPVC double glazed obscure window to side elevation. Radiator. Suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Mainly laid to laid with hedge borders and driveway leading to garage.

GARAGE

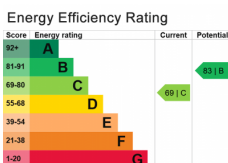
Detached garage with up and over door.

REAR GARDEN

This well stocked south facing garden enjoys a patio area immediately to the rear with a raised lawn area that has mature tree and hedges borders, accessed via concrete steps. Pathway leads to the garage and gated side access.

DRAFT DETAILS

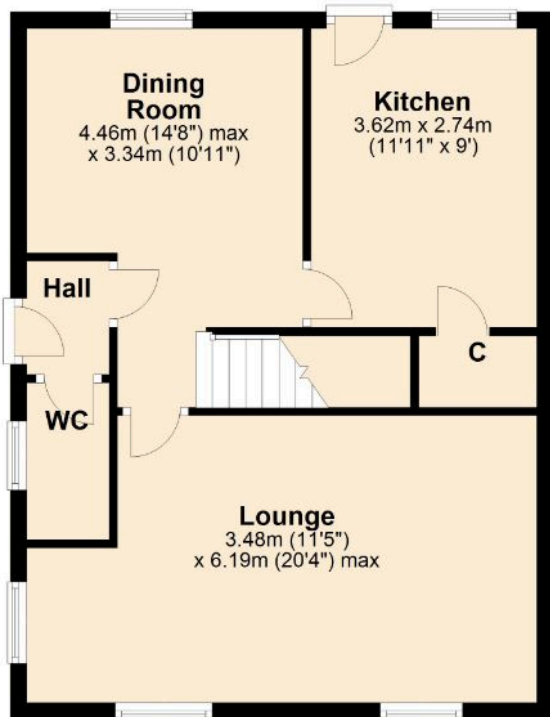
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

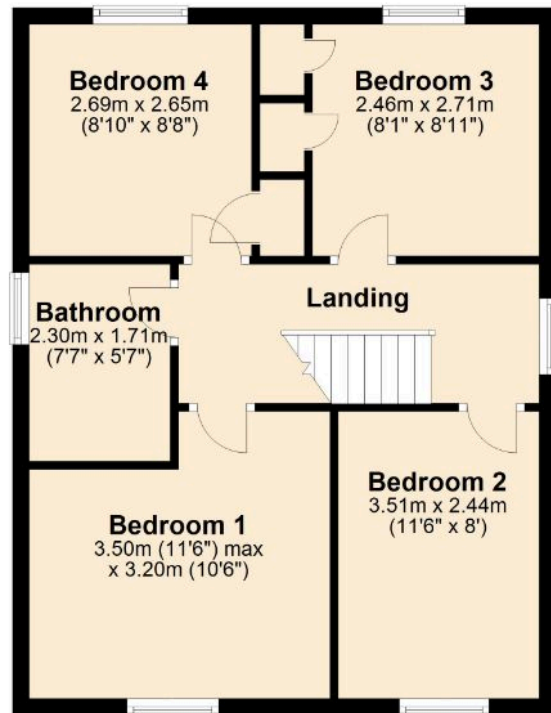
Ground Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 101.2 sq. metres (1088.9 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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