



32 Kendal Close, Boothville, Northampton, NN3 6WJ
Offers In Excess Of £425,000 Freehold

An extended, detached, family home located in a discreet no through road in the established Boothville area. The property has been altered and improved by the current owners to boast a replacement kitchen and utility room plus impressive family room with bi-fold doors to the garden and roof lantern, flooding the room with natural light. The accommodation comprises in brief entrance porch, entrance hall, cloakroom/WC, refitted kitchen and utility room, lounge and family/dining room to the ground floor. On the first floor are four bedrooms and a family bathroom. Externally there is a garage, block paved driveway for three vehicles and a landscaped rear garden. The property further benefits from being in walking distance of the local amenities, including Boothville primary and secondary schools, Northampton College, shops and bus stops. This great property does offer scope to further development, subject to planning permission, should a buyer wish. Early viewing advised. EPC: D. Council Tax Band: E

Extended Detached Home | Lovely Family Room With Roof Lantern | Refitted Kitchen & Utility Room | Four Bedrooms | Landscaped Garden & Garage | No Through Road

modern marketing · traditional values

ENTRANCE HALL

Entered via uPVC double glazed entrance door. Stairs rising to first floor landing. Radiator. Doors to:

WC

Obscure UPVC double glazed window to front elevation. Radiator. Suite comprising low level WC and wash hand basin with splash back tiling.

LOUNGE 4.39m x 3.23m (14'5 x 10'7)

UPVC double glazed window to front elevation. Radiator. Feature fireplace with marble hearth and wooden surround. Recently fitted with a fabulous media wall and contemporary fireplace by Bells of Kingsthorpe.

FAMILY/DINING ROOM 7.04m x 3.18m (23'1 x 10'5)

A generous sized room currently used as a family/gaming area opening to the dining area. Bi-fold doors to the patio area. Window to rear elevation. Media wall. Roof lantern. Spotlights to ceiling. Wood flooring throughout. Radiator.

KITCHEN AREA 2.54m x 2.92m (8'4 x 9'7)

UPVC double glazed window to rear elevation. A range of wall mounted and base level cupboards and drawers with work surfaces over. Inset stainless steel sink and drainer. Electric oven with gas hob. Integrated dishwasher. Added breakfast bar. Tiling to splash back areas. Opening to:

UTILITY AREA 1.91m x 2.51m (6'3 x 8'3)

Further cupboard space. Integrated fridge/freezer. Space for washing machine. Wall mounted boiler. Tiling to splash back areas. UPVC double glazed obscure door and window to rear elevation.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Panelled doors to connecting rooms.

BEDROOM ONE 2.87m x 3.23m (9'5 x 10'7max)

UPVC double glazed window to rear elevation. Radiator. Television point. Coving.

BEDROOM TWO 3.23m x 2.77m (10'7max x 9'1)

UPVC double glazed window to front elevation. Coving. Radiator.

BEDROOM THREE 2.59m x 2.90m (8'6 x 9'6)

UPVC double glazed window to rear elevation. Coving. Radiator.

BEDROOM FOUR 1.83m x 2.62m (6' x 8'7)

UPVC double glazed window to front elevation. Coving. Radiator. This room would make an ideal home office.

BATHROOM 2.34m x 1.75m (7'8max x 5'9)

Obscure UPVC double glazed window to side elevation. Refitted white suite comprising panelled bath with mixer tap, shower attachment and wall mounted electric shower over, pedestal wash hand basin with mixer tap over, set into Vanity unit with cupboards below and a low level WC. Tiling to splash back areas. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Fully block paved to maximise to off road parking. Access to the garage and front entrance. Gated side access to rear garden.

GARAGE 2.74m x 5.33m (9' x 17'6)

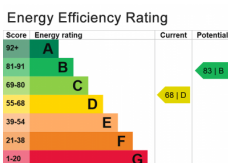
Metal up and over door. Power and light connected. Access to loft area.

REAR GARDEN

Landscaped garden offering a good size paved patio area with low level steps to the lawn. There are shrubs to the borders and enclosed by timber panelled fencing. Contemporary wall lighting. Electric point. Water tap.

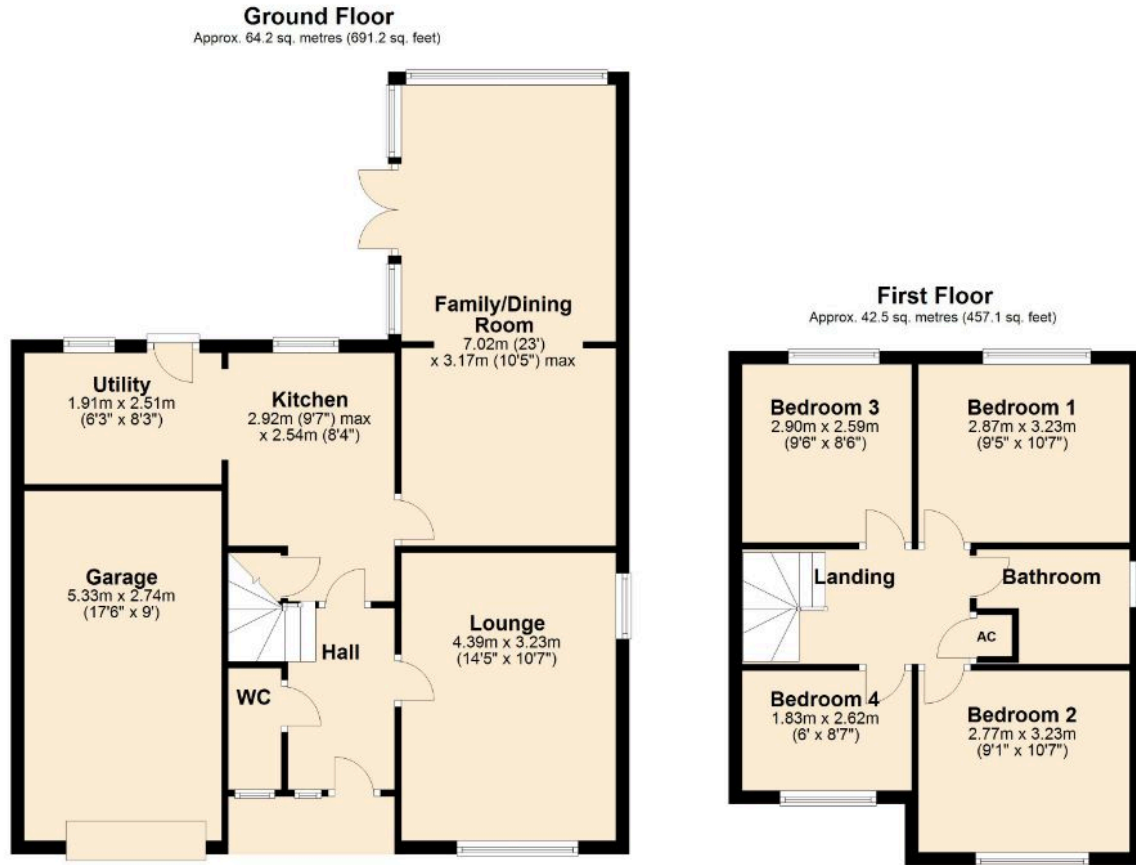
DRAFT DETAILS

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

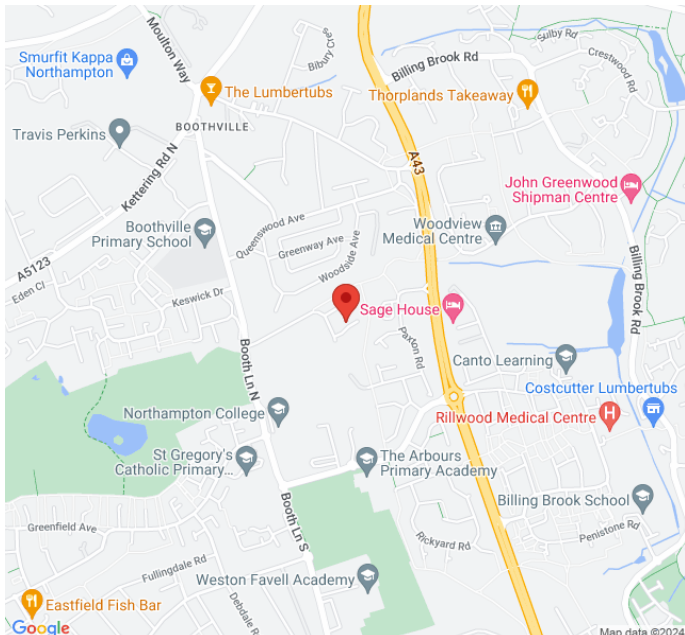


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 106.7 sq. metres (1148.2 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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