



# Booth Lane South

Boothville, Northampton

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SALES & LETTINGS



## Booth Lane South

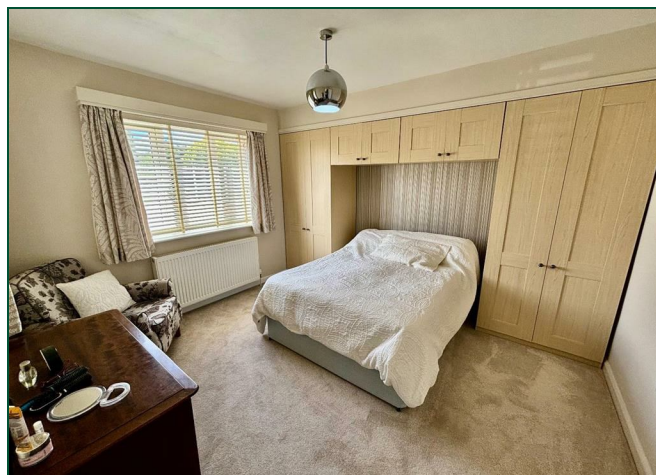
Boothville  
NN3 3EP

Guide Price  
£400,000

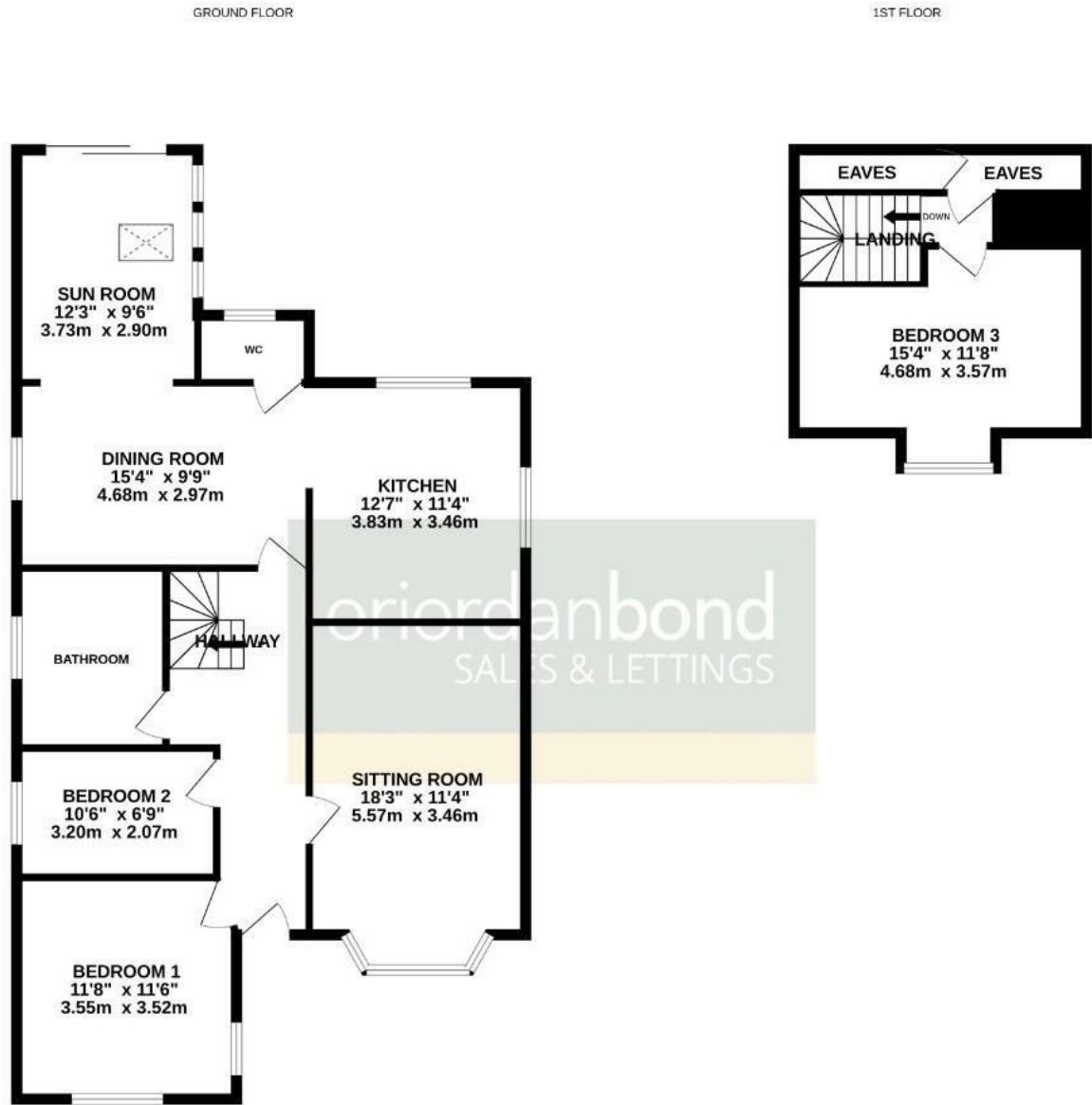
A rarely available, extended detached bungalow occupying a generous plot of approximately one quarter of an acre. The property has been refurbished and re-modelled by the current owners and is offered to the market in excellent condition throughout.

Accommodation comprises entrance hall, sitting room, dining room, re-fitted kitchen, garden room, two double bedrooms and a re-fitted family bathroom. To the first floor is a further double bedroom. Externally, there is a spacious driveway to the front providing ample off road parking leading to a garage. The rear gardens are immaculately tended and incorporate large lawn and various plants, trees and shrubs. Further benefits include gas radiator heating and uPVC double glazing. (A/1196/XL)

- Extended three bedroom detached bungalow
- Two reception rooms and garden room
- Re-fitted kitchen and bathroom
- Gas radiator heating
- Generous plot of approximately one quarter of an acre
- Ample off road parking and garage







TOTAL FLOOR AREA : 1196sq.ft. (111.1 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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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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