



# Beech Grove

Boothville, Northampton

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SALES & LETTINGS



## Beech Grove

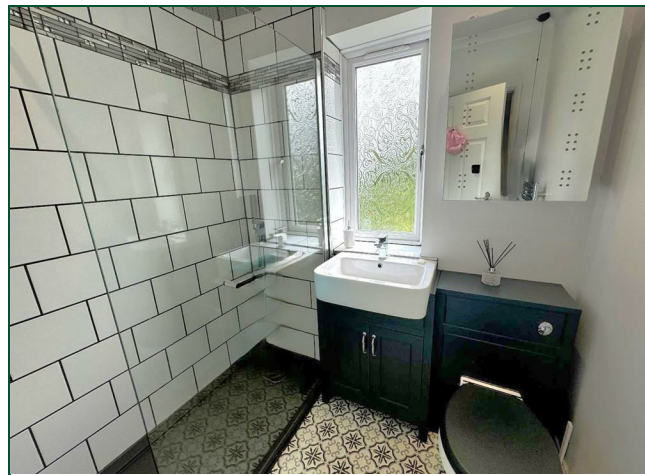
Boothville  
NN3 6JX

Offers Over  
£425,000

An extended and improved four bedroom semi-detached family home situated in the popular residential location of Boothville. The property provides good access to local schools as well as Weston Favell Shopping Centre and the A43.

The accommodation comprises entrance porch, entrance hall, sitting room, dining room, conservatory, modern fitted kitchen, utility room, four first floor double bedrooms with ensuite to the master and a family bathroom. Outside is a large enclosed rear garden with lawn and patio areas and low maintenance frontage with driveway providing off road parking for three cars and a single garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1270/L)

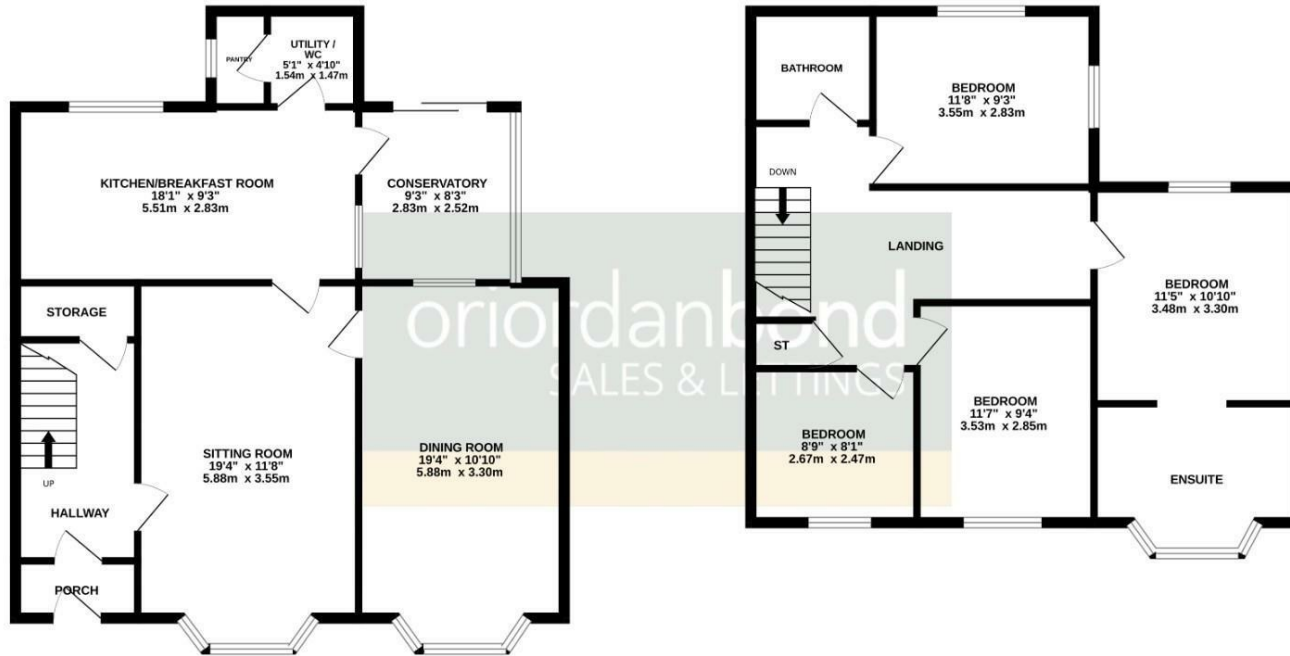
- Extended four bedroom semi-detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Gas radiator heating
- Large enclosed rear garden
- Ample off road parking and garage





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1270sq.ft. (118.0 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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