



# Booth Lane South

Boothville, Northampton

oriordanbond  
SALES & LETTINGS





## Booth Lane South

Boothville  
NN3 3EP

Offers Over  
£400,000

O'Riordan Bond is delighted to be the chosen agent to market this rarely available, extended four bedroom detached dormer bungalow which occupies a generous plot.

The accommodation comprises entrance hall, sitting room, dining room, kitchen, large garden room, two double bedrooms and a re-fitted family bathroom. To the first floor is a further double bedroom, re-fitted shower room and a single bedroom. Externally, there is a spacious block paved driveway to the front providing ample off road parking leading to a garage. The rear garden is immaculately tendered and incorporates lawn, patio seating area and various plants, trees and shrubs. Further benefits include gas radiator heating and uPVC double glazing. (B/1471/M)

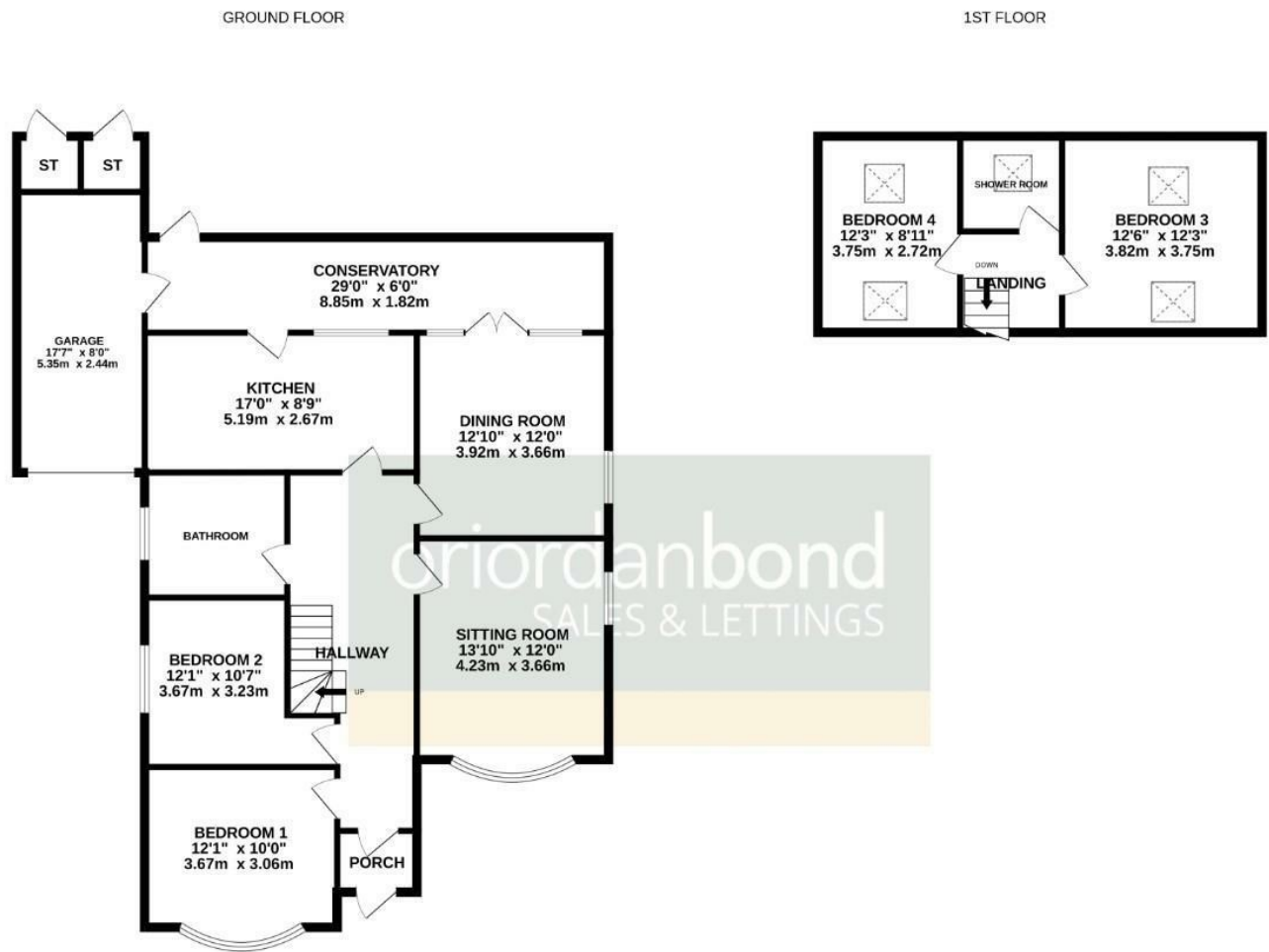
- Extended four bedroom dormer bungalow
- Two reception rooms and large garden room
- Two re-fitted shower rooms
- Gas radiator heating
- Immaculate tendered rear garden
- Ample off road parking and garage







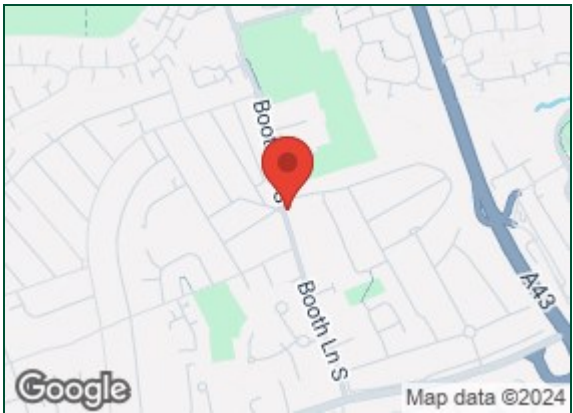




SQ FTG EXCLUDES GARAGE

TOTAL FLOOR AREA : 1471sq.ft. (136.7 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: E
- Energy Efficiency Rating: D

**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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