



Lumbertubs Lane

Boothville, Northampton

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SALES & LETTINGS



Lumbertubs Lane

Boothville
NN3 6AH

Guide Price
£550,000

Built in 1953 is this mature detached four bedroom property, positioned at the end of a no through road, on approximately 1/2 an acre of mature and superbly presented gardens. The current owners have lived at the property since 1977 and have run a business from the premises in the past with further development potential (subject to planning permission.)

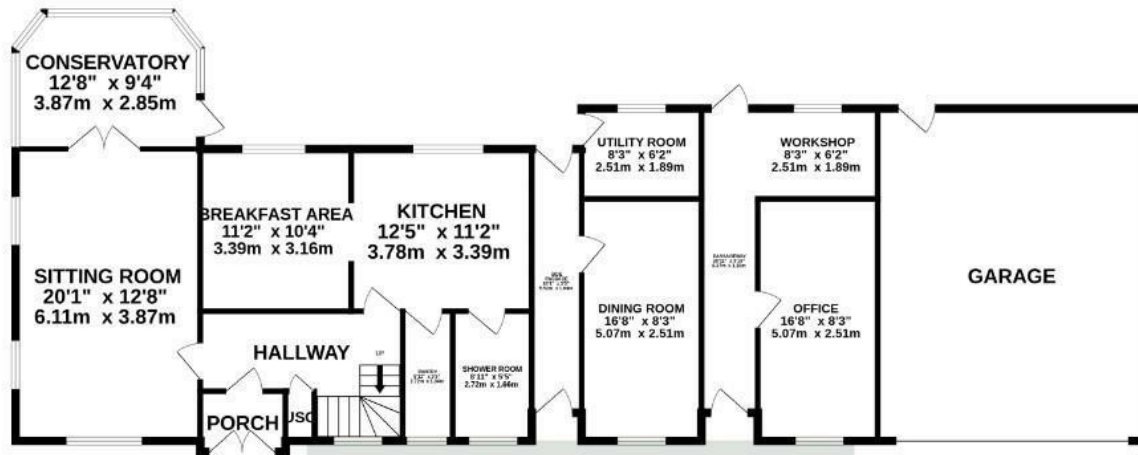
The accommodation comprises entrance porch, large through entrance hallway with original parquet flooring, sitting room with parquet flooring leading to a conservatory, kitchen with arch to breakfast room, dining room, utility and shower room in the main house. The first floor offers four double bedrooms and shower room with large a loft room which could be used as a bedroom (subject to planning permission.) Attached to the main house is a workshop and office area and a large garage. Outside is large enclosed frontage with private driveway providing off road parking for several vehicles with an extremely large and private rear garden with a variety of plants, mature trees, shrub borders, summerhouse/office and has secure side access. Further benefits include gas radiator heating and a host of character features. This property must be viewed to be appreciated. (C/2060/XL)

- Substantial four bedroom detached residence
- Separate reception rooms
- Kitchen with arch to breakfast room
- Two shower rooms
- Ample off road parking and large garage
- Approximately 1/2 an acre of mature and superbly presented gardens

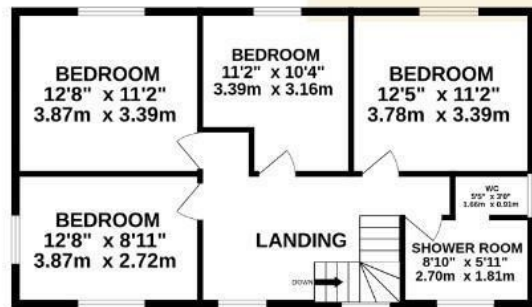




GROUND FLOOR



1ST FLOOR

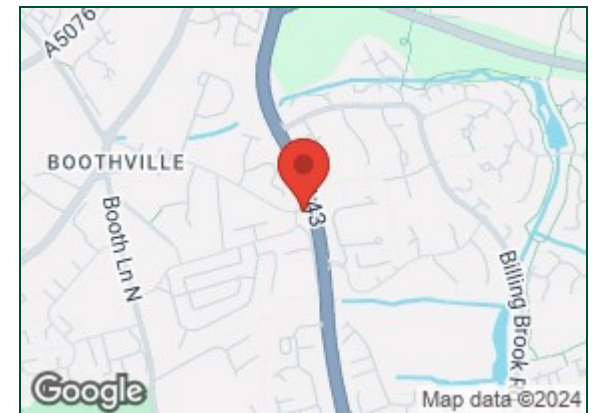


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SQ FTG EXCLUDES GARAGE

TOTAL FLOOR AREA: 2060 sq.ft. (191.4 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.

O’Riordan Bond Parklands Sales

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