



Lumbertubs Rise

Boothville, Northampton

oriordanbond
SALES & LETTINGS



Lumbertubs Rise

Boothville
NN3 6AJ

Guide Price
£375,000

This rarely available extended five bedroom detached home sits in an enviable position within Boothville, within a very quiet cul-de-sac, and has been owned by the same family for generations.

The property offers versatile accommodation comprising entrance hall, sitting room leading to a snug area, separate dining room, large kitchen/breakfast room and cloakroom/WC to the ground floor. To the first floor are five bedrooms, re-fitted bathroom and a further four-piece family shower room. Outside is gravelled frontage with double width driveway providing off road parking leading to a garage with workshop and a stunning private rear garden with a variety of plants, mature trees, shrub borders, greenhouse, entertaining patio and secure side access. Further benefits include gas radiator heating, double glazing and must be seen to be appreciated. (C/1640/L)

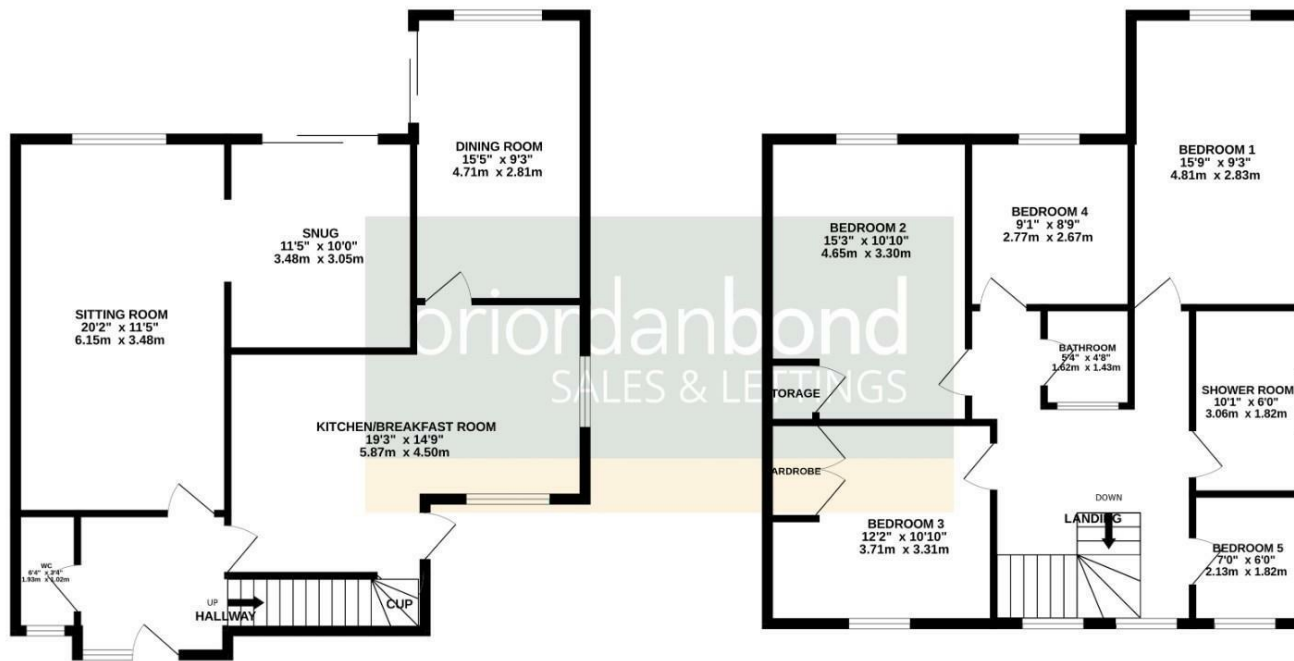
- Extended five bedroom detached home
- Separate reception rooms
- Re-fitted bathroom and separate four-piece shower room
- Gas radiator heating
- Stunning private rear garden
- Driveway and garage with workshop





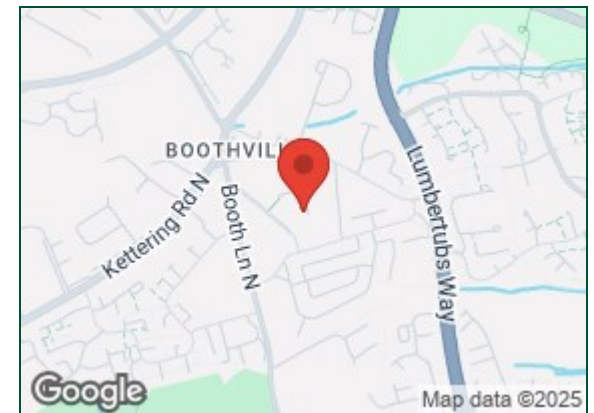
GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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:

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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