





## **Lumbertubs Rise**

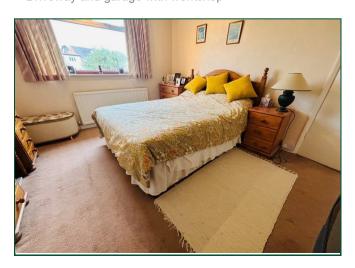
Boothville NN3 6AJ

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



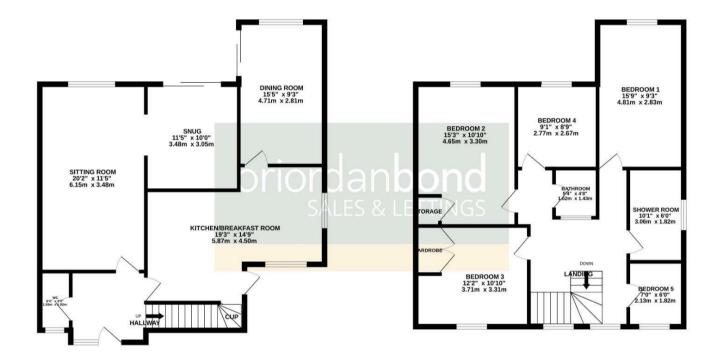








GROUND FLOOR 824 sq.ft. (76.6 sq.m.) approx. 1ST FLOOR 816 sq.ft. (75.8 sq.m.) approx.



#### TOTAL FLOOR AREA: 1640 sq.ft. (152.3 sq.m.) approx.

White every attempt has been dade to ensure the accuracy of the floorplan contained here, measurements of abone year for the property of the p





#### **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 01604 639007

parklands@oriordanbond.co.uk



