

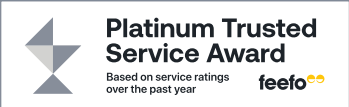


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Rose Gardens, Booth Lane South, Northampton, Northamptonshire, NN3 3EW

£585,000 Detached

4 3 2



Department: Sales

Tenure: Freehold

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Property Summary

One of only five detached properties on a private driveway leading from Booth Lane South. This four bedroom detached home was completed in 2021 and has been improved by the current owners who present the house and landscaped garden impeccable throughout.

Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Quiet Cul-De-Sac Location
- ✓ 40ft Kitchen/Living/Dining Room
- ✓ Double Garage
- ✓ Two En-Suites
- ✓ Landscaped Garden



Property Overview

One of only five detached properties on a private driveway leading from Booth Lane South. This four bedroom detached home was completed in 2021 and has been improved by the current owners who present the house and landscaped garden impeccable throughout. It has a large hall, cloakroom, lounge, 40ft kitchen/living/dining room, utility room, bedroom one with dressing area and en-suite, bedroom two with study area and en-suite, two further bedrooms and a bathroom. There is block paved driveway, double garage with electric door and a lovely bespoke summerhouse in the attractive, private rear garden. This is a fine, quality modern home lived in, improved and presented just as such a house should be. EPC Rating: B. Council Tax Band: F.

Front door to:

ENTRANCE HALL

Room for furniture. Staircase rising to first floor landing. Under stairs cupboard. Under floor heating.

CLOAKROOM 1.24m x 1.96m (4'1 x 6'5)

Low level WC and wash hand basin. Tiling to splash back areas. Tiled floor. Under floor heating.

LOUNGE 5.49m x 4.32m (18'0 x 14'2)

Window to front elevation. Under floor heating.

KITCHEN/LIVING/DINING AREA 4.32m x 12.24m (14'2 x 40'2) Max

Two windows to rear elevation. Gas fired cast iron stove. Fitted with a range of wall mounted and base level cupboards and drawers with granite work surfaces over. Underslung stainless steel sink unit. Fully integrated fridge, freezer and dishwasher. Built in oven, combination oven, hob and extractor. Tiled floor. Under floor heating. Double doors to the garden.

UTILITY ROOM 1.98m x 3.51m (6'6 x 11'6)

A range of units with granite work surfaces over and underslung stainless steel sink unit. Space for washing machine and tumble dryer. Tiled floor. Under floor heating. Door to side elevation.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space.

BEDROOM ONE 4.65m x 4.32m (15'3 x 14'2)

Window to front elevation. Radiator.

DRESSING AREA

Window to side elevation. Fitted wardrobes.

EN-SUITE SHOWER ROOM 3.15m x 1.88m (10'4 x 6'2)

Window to front elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin with storage below. Tiling to splash back areas. Tiled floor.

BEDROOM TWO 5.92m x 6.15m (19'5 x 20'2)

Window to front elevation. Radiator. Study area.

EN-SUITE SHOWER ROOM 1.40m x 2.82m (4'7 x 9'3)

Window to side elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin with storage below. Tiling to splash back areas. Tiled floor.

BEDROOM THREE 3.20m x 4.32m (10'6 x 14'2)

Window to rear elevation. Radiator.

BEDROOM FOUR 3.20m x 4.06m (10'6 x 13'4)

Window to rear elevation. Radiator.

BATHROOM 3.18m x 3.78m (10'5 x 12'5) Max

Window to rear elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, bath, low level WC and wash hand basin with storage below. Tiling to splash back areas. Tiled floor.

OUTSIDE

FRONT GARDEN

Block paved driveway, lawn and planted borders. Gated side access.

DOUBLE GARAGE 7.09m x 6.10m (23'3 x 20'0) Max

Electric roller shutter door. Power and light.

REAR GARDEN

Paved seating area. Lawn and planted borders. Decking area and pergola. Un-overlooked from the rear.

SUMMERHOUSE 4.44m x 3.23m (14'7 x 10'7)

Timber construction. Double glazed doors and window. Power.

MATERIAL INFORMATION

Electricity Supply â Mains

Gas Supply â Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply â Mains

Sewage Supply â Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels â No

EV Car Charge Point â No

Primary Heating Type â Gas Radiator

Parking â Double Garage

Accessibility â Ask Agent

Right of Way â No

Restrictions â No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction â Ask Agent

Outstanding Building Work/Approvals â N/A

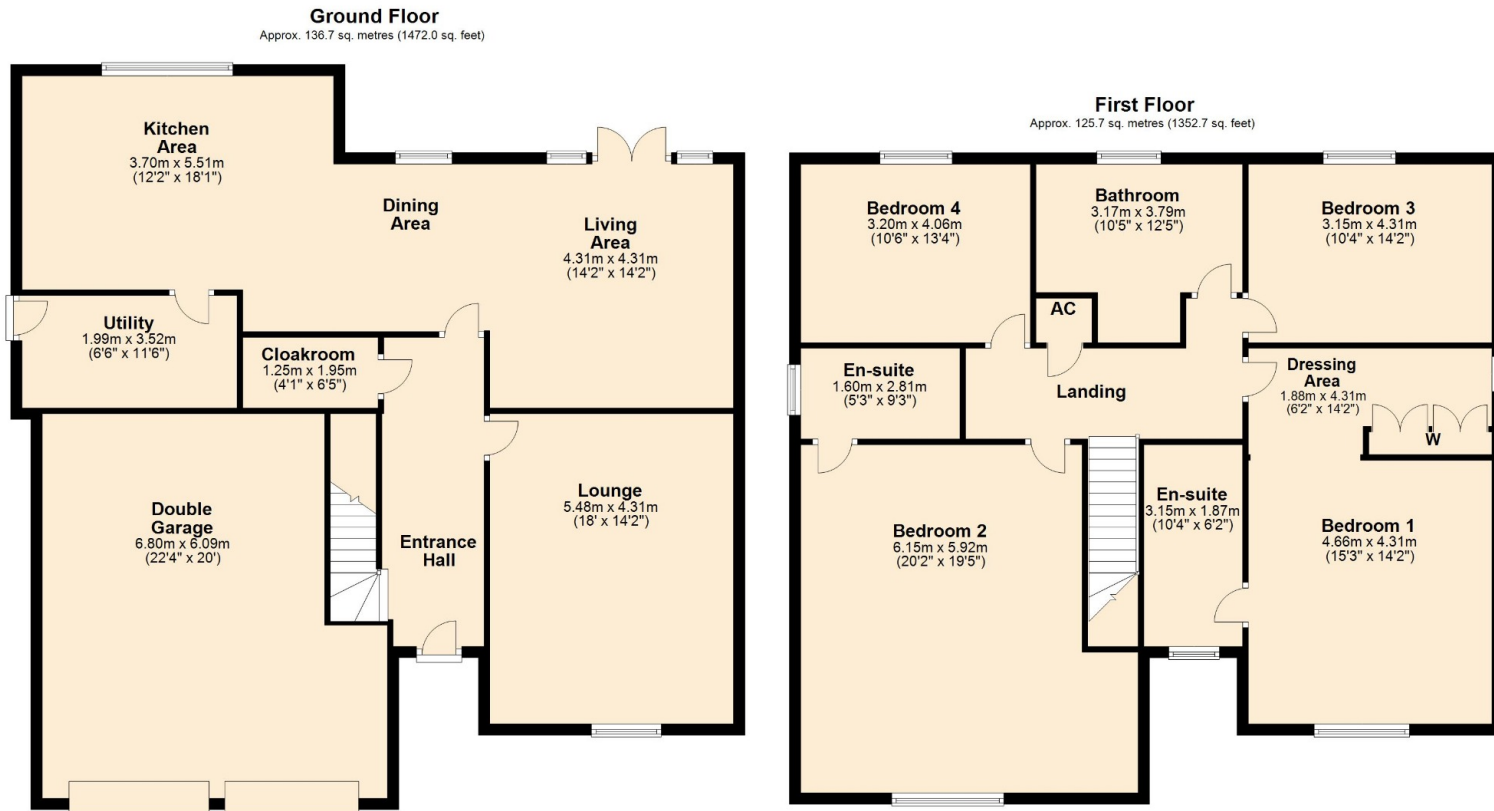
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property

Floorplan



Total area: approx. 262.4 sq. metres (2824.7 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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