



Rose Gardens

Booth Lane South, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Rose Gardens

Booth Lane South, Northampton, NN3 3EW

TOTAL AREA: APPROX. 262.42 SQ. METRES (2824.7 SQ. FEET)

ONE OF ONLY FIVE DETACHED PROPERTIES ON A PRIVATE DRIVEWAY LEADING FROM BOOTH LANE SOUTH.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LOUNGE
- KITCHEN/ DINING / LIVING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
- DRESSING ROOM & EN-SUITE
- BEDROOM TWO & EN-SUITE
- TWO FURTHER BEDROOMS
- BATHROOM

£585,000 Freehold





THE PROPERTY

Walking through the front door you enter the spacious hall with space for furniture and access to a cloakroom and lounge. The kitchen / living / dining room stretches across the back of the house and overlooks the rear garden. The kitchen area is fitted with a range of units with granite work tops and has built in appliances to include a fridge, freezer, dishwasher, oven and combination oven. In the living area there is a gas cast iron stove and double doors leading out to the garden. Leading off the kitchen is a utility room. There is underfloor heating throughout the ground floor.

On the first floor are four double bedrooms, the principal bedroom has a dressing area with fitted wardrobes and an en-suite shower room, the second bedroom also has an en-suite shower room. There is a four piece family bathroom with separate shower cubicle.

Outside to the front is a block paved driveway, double garage with electric door and a lovely bespoke summer house in the attractive, private 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.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

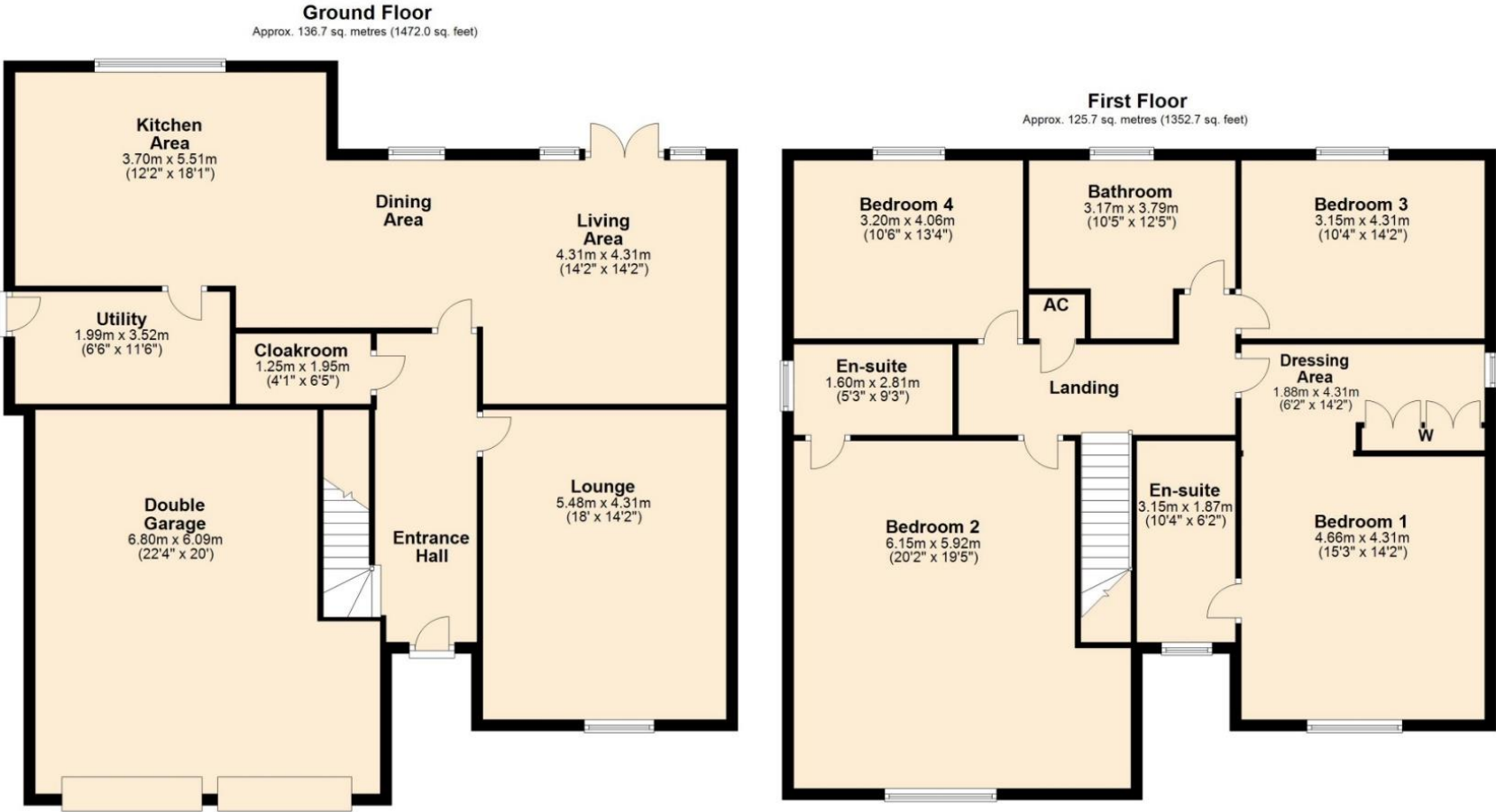
Northampton is a large market town 67 miles northwest of London. One of the UK's largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 262.42 SQ. METRES (2824.7 SQ. FEET)





01604 624900

thevillageagency@jacksongrundy.co.uk

www.jacksongrundy.com

[@jacksongrundyestateagents](https://www.facebook.com/jacksongrundyestateagents)

**JACKSON
GRUNDY** | *The
Village
Agency*