



Store, Off Licence and Greengrocer located in Booth Lane. Local schooling includes primary schooling at Boothville Primary School in Booth Lane North with secondary schooling at Weston Favell School.

SERVICES

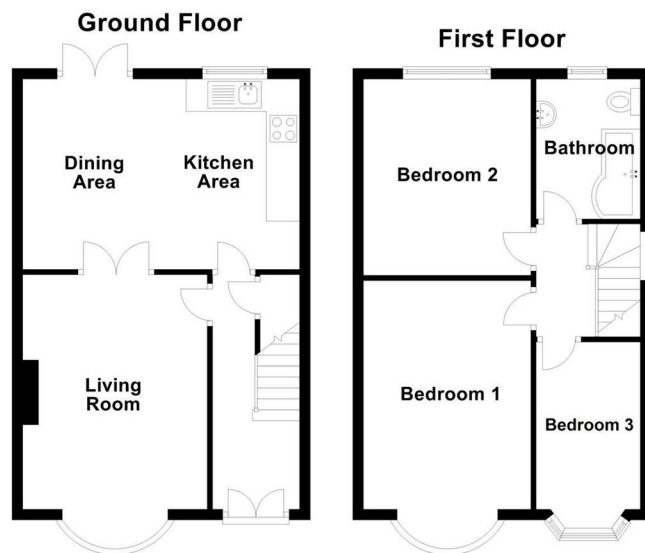
Gas, water and electric connected.

HOW TO GET THERE

From Northampton Town Centre proceed in the Eastly direction along the Wellingborough Road passing Abington Park and the Trumpet Public House at the traffic light intersection turn left into Booth Lane South and proceed along this road which leads into Booth Lane North, turn right into Queenswood Avenue and the property can be found on the left hand side opposite the shops.

LOCAL AMENITIES

A local Newsagents, Convenience Store, Cycle shop, Hairdressers, TV/PC Repair shop and various take aways are located at Boothville Green. There is a further Convenience



For illustration purposes only - not to scale

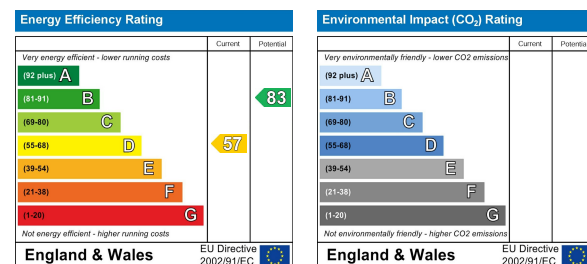
15 Queenswood Avenue, Boothville, Northampton, NN3 6JS



£375,000 Freehold

A mature double bay fronted three bedroom detached property situated on a large plot in the popular area of Boothville. The accommodation comprises of entrance hall, lounge with a real open fire, kitchen diner with full built in appliances. The first floor has three bedrooms and the family bathroom. Outside is gravel frontage with off-road parking for three-four vehicles with driveway leading to the new detached garage. The large rear garden is mainly laid to lawn with a number of outbuildings and a workshop. The rear garden enjoys the sunny aspect and a high degree of privacy.

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ACCOMMODATION

ENTRANCE HALL

12'7 x 5'4

Enter via uPVC double glazed French doors, storage cupboard, under stair cupboard, stairs to first floor and doors to;

LOUNGE

14'5 x 11'4

uPVC double glazed bay window to front, radiator, real open fire with stone hearth and surround, radiator, double doors opening onto kitchen diner.



KITCHEN/DINER

17 x 11'8

Fitted with a range of base eye level units, roll top work surfaces, tiled splash backs, stainless steel sink and drainer, built in appliances including oven, hob, extractor, dishwasher, and washing machine. Gas wall mounted Combination Boiler housing cupboard, built in fridge freezer, tiled flooring and uPVC double glazed window and uPVC double glazed French doors to rear garden.



FIRST FLOOR LANDING

6'5 x 5'7

Loft access with pull down ladder, uPVC double glazed window with obscure glass to side.

BEDROOM ONE

14'9 x 10'4

uPVC double glazed window to front, radiator.



BEDROOM TWO

12 x 10'3

uPVC double glazed window to rear, radiator.



BEDROOM THREE

11'5 x 6'5

uPVC double glazed bay window to front, double radiator.



BATHROOM

8'7 x 6'4

Comprises of a P shape bath with glass screen, shower and shower hand held attachment, WC, wash hand basin, chrome wall mounted towel radiator, bathroom is fully tiled.



FRONT GARDEN

Front garden is gravel fronted giving off-road parking for three-four vehicles and driveway leading to the garage. Secure gated access to the side from front to rear. N

SINGLE GARAGE

Newly built wooden garage has uPVC double glazed window to rear, uPVC double glazed French doors, two centre opening wooden doors to front.



REAR GARDEN

Larger than normal rear garden, patio area and the remainder of the garden is main laid to lawn. Vegetable patches, a number of outbuildings, sheds and work shops, apple and plum trees. Rear garden is enclosed by wood panelled fencing and mature bushes. The rear garden enjoys the sunny aspect and privacy.



WORKSHOP

19'3x 16'4

Currently used as a workshop.

For further information on viewing call 01604 230222