

2 Winston Close, Boothville, Northampton, NN3 6NU
£290,000 Freehold

Jackson Grundy are proud to offer for sale this three bedroom semi-detached bungalow in the well regarded area of Boothville. The home has undergone extensive renovations by the vendor including re-plastering, refitted kitchen and bathroom, a new boiler and some new windows and doors. In brief the home comprises lounge, kitchen, three bedrooms (the second of which is currently being used as an office), and a three piece refitted family bathroom. Outside offers a generous driveway leading to a single garage with further workshop space, and a well presented and low maintenance garden to the rear. We recommend calling to book your viewing at the earliest possible opportunity and avoid disappointment! EPC Rating: C. Council Tax Band: C

Three Bedroom Bungalow | Semi Detached | Three Piece Bathroom | Generous Driveway and Garage | Conservatory | Cul-De-Sac Location

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed window and door. Cupboard housing electric meter.

LOUNGE 4.52m x 3.71m (14'10 x 12'2)

uPVC double glazed window to front elevation. Radiator. Doors to kitchen and inner hall.

KITCHEN 2.54m x 2.82m (8'4 x 9'3)

uPVC double glazed window to front elevation and and uPVC double glazed door to side elevation. Refitted range of wall and base units with roll top work surfaces over. One and a half bowl sink and drainer. Space and plumbing for white goods. Tiling to splash back areas. Neff electric oven, four ring gas hob and extractor hood. Refitted Vaillant combination boiler.

INNER HALL

Access to loft space. Doors to:

BEDROOM ONE 4.72m x 2.74m (15'6 x 9'0)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM TWO 2.79m x 2.29m (9'2 x 7'6)

uPVC double glazed window to side elevation. Radiator.

BATHROOM

uPVC double glazed window to side elevation. Heated towel rail. Refitted suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiling to splash back areas. Tiled floor.

BEDROOM THREE 1.96m x 3.25m (6'5 x 10'8)

uPVC double glazed window to side elevation. uPVC double glazed sliding doors to conservatory. Radiator.

CONSERVATORY 1.68m x 3.25m (5'6 x 10'8)

uPVC double glazed windows and doors to garden. Tiled floor.

OUTSIDE

FRONT GARDEN

Largely gravelled with some well stocked bedding areas to some borders. Paved path to front door.

REAR GARDEN

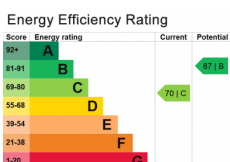
Low maintenance rear garden with some well stocked bedding areas to some borders. Paved path to front.

GARAGE

Up and over door. Power and light connected. uPVC double glazed windows overlooking rear garden.

DRAFT DETAILS

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

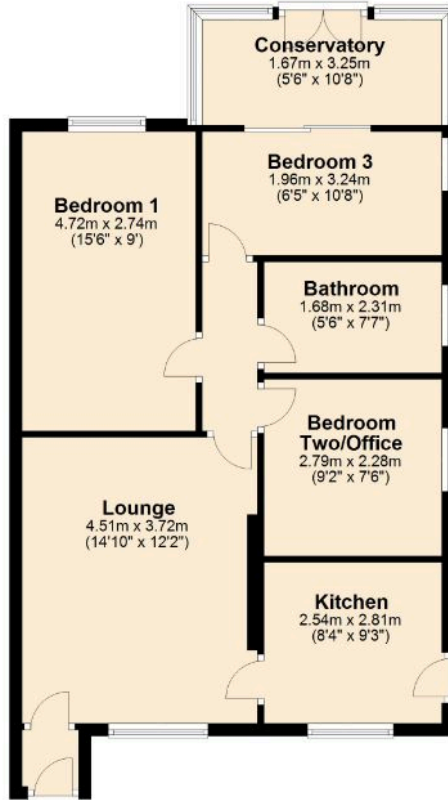


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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Ground Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)



LOCAL AREA INFORMATION

Boothville is a residential district positioned just north of Northampton town centre. Bisected by the Kettering Road, there are several local shops and public houses within close proximity as well as a large supermarket. Northampton town centre itself 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).

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