

**12 Keswick Drive, Boothville, Northampton, NN3 6NZ**  
**£315,000 Freehold**

Jackson Grundy are proud to offer for sale this beautifully presented three bedroom detached family home in the desirable area of Boothville. The home is set upon a good size plot with a generous driveway to the front and enclosed and private rear garden. In brief the home comprises, lounge, study, kitchen/dining room, utility and access to the single garage. Upstairs offers three bedrooms including fitted wardrobes to the main bedroom and a refitted three piece bathroom. The home is close to a number of amenities including Northampton College and Weston Favell Academy, with a number of takeaway restaurants, hairdressers and a convenience store also nearby. Call now to book your viewing! EPC Rating: E. Council Tax Band: D

**Beautifully Presented Family Home | Three Bedrooms | Detached | Front & Rear Gardens | Refitted Bathroom | Desirable Location**

**modern marketing · traditional values**

## HALLWAY

Timber entrance door with storm porch over. Wooden floorboards. Radiator. Staircase rising to first floor landing with cupboard under.

## STUDY 2.11m x 2.97m (6'11 x 9'9)

uPVC double glazed windows to front and rear elevations. Radiator.

## LOUNGE 5.87m x 3.48m (19'3 x 11'5)

uPVC double glazed window to front elevation. Two radiators. Wooden floorboards. French doors to kitchen/dining room.

## KITCHEN/DINING ROOM 2.72m x 6.58m (8'11 x 21'7)

uPVC double glazed windows to rear and side elevation. A range of wall base units with roll top work surfaces. One and a half bowl stainless steel sink and drainer with Neff appliances to include double oven, four ring gas hob and stainless steel extractor hood. Integrated fridge/freezer. Space and plumbing for washing machine. Tiling to splash back areas. Tiled floor. Glazed door to utility room. Double glazed sliding doors to garden.

## UTILITY ROOM 1.80m x 2.72m (5'11 x 8'11)

uPVC door and window to garden. Cupboard housing boiler. Door to garage.

## FIRST FLOOR LANDING

Staircase rising to first floor landing. uPVC double glazed window to side elevation. Access to loft space. Cupboard. Doors to:

## BEDROOM ONE 3.78m x 4.70m (12'5 x 15'5)

uPVC double glazed window to front elevation. Radiator. A range of fitted wardrobes.

## BEDROOM TWO 2.67m x 3.12m (8'9 x 10'3)

uPVC double glazed window to side elevation. Radiator. Laminate flooring.

## BEDROOM THREE 2.95m x 2.57m (9'8 x 8'5)

uPVC double glazed window to rear elevation. Radiator. Door to storage in eaves.

## BATHROOM 1.80m x 2.11m (5'11 x 6'11)

uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising bath with shower attachment, vanity wash hand basin and concealed cistern WC set within bathroom furniture. Largely tiled walls and floor.

## OUTSIDE

### FRONT GARDEN

Largely pebbled front garden. Driveway leading to single lawned area and bedding areas.

### GARAGE 4.85m x 2.41m (15'11 x 7'11)

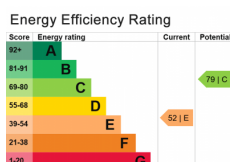
Single up and over door. Power and light connected.

### REAR GARDEN

Largely lawned rear garden, well stocked with mature bedding areas to borders. Decked area built upon concrete base. Timber gate to side. Front to rear access.

### DRAFT DETAILS

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

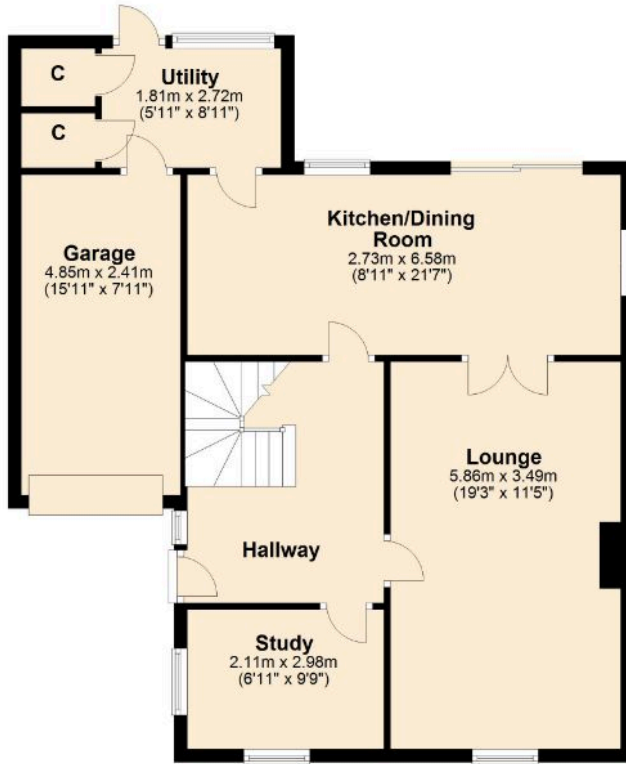


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

12 Keswick Drive, Boothville, Northampton NN3 6NZ  
£315,000 Freehold

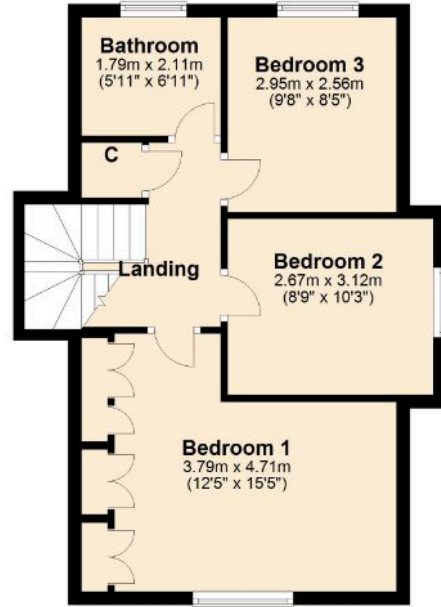
### Ground Floor

Approx. 76.7 sq. metres (825.8 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 121.2 sq. metres (1304.3 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).

12 Keswick Drive, Boothville, Northampton NN3 6NZ  
£315,000 Freehold

