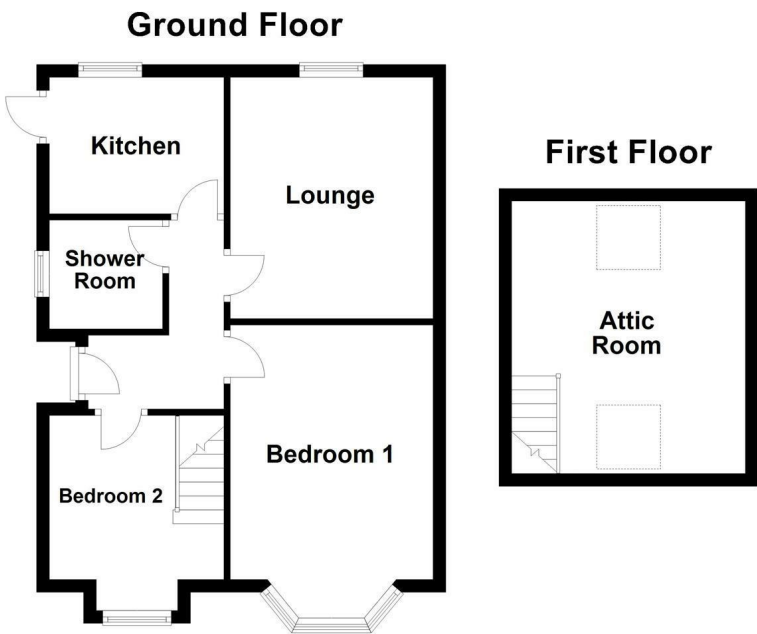


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# 22 Bibury Crescent, Boothville, Northampton, NN3 6AG



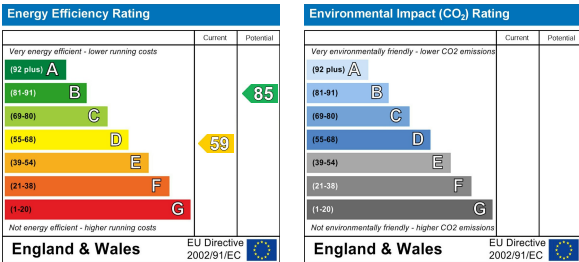
Not to scale. For illustrative purposes only



£249,950 Freehold

A very well presented and refurbished mature two bedroomed semi detached bungalow with attic room situated in a quiet cul de sac in the popular residential area of Boothville. The present vendors have carried out a number of improvements to include refitting the kitchen and the shower room, replaced all of the windows and doors to UPVC and carried out a complete redecoration programme. The accommodation comprises entrance hall, lounge, kitchen, two bedrooms and a shower room. To the first floor there is an attic room which has previously been used as a bedroom. Outside there is a front garden and driveway giving off road parking and leading to the detached garage. The large rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and a high degree of privacy.

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## ACCOMMODATION

### ENTRANCE HALL

Storm porch and entered via a new composite front door, radiator, wood flooring and doors to:-

### LOUNGE

12'10 x 10'5

UPVC double glazed window to the rear, wood flooring and double radiator.



### KITCHEN

9'0 x 7'0

A re-fitted range of base and eye level units, modern worktops and splashbacks, Halogen electric hob and extractor, large modern sink with modern mixer tap, space for an American fridge/freezer, built in microwave, built in bin and spice rack, gas wall mounted combination boiler housing cupboard, UPVC double glazed window to the rear and UPVC double glazed door to the side.



### BEDROOM ONE

13'1 x 10'5

UPVC double glazed bay window to the front, wood flooring and radiator.



### BEDROOM TWO

10'0 x 9'0

This bedroom is currently used as a utility and dressing room with plumbing for washing machine, space for dryer, worktop, wooden staircase leads to the attic room and UPVC double glazed box bay window to the front.



### SHOWER ROOM

6'0 x 5'1

A re-fitted shower room comprising WC, wash hand basin, double walk in shower with glass screen, rain head shower and hand held shower attachment, tiled splashbacks, extractor and UPVC double glazed window with obscure glass to the side.



### ATTIC ROOM

14'0 x 12'8

Previously used as a bedroom, radiator, two Velux roof windows and eaves storage.



### OUTSIDE

#### FRONT GARDEN

The front garden is mainly laid to lawn and is enclosed by Conifers and wood panel fencing. The driveway gives off road parking and leads to the detached garage behind wooden centre opening gates.

#### REAR GARDEN

The rear garden has a further driveway leading to the garage, patio area, brick outbuilding, external tap and the remainder of the large garden is mainly laid to lawn with mature bushes and trees and is enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy.



### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band C

### 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 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.

### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A428 Bedford Road towards the A45 entering the dual carriageway with Nene Valley Way and continue heading east bound and take the first exit onto the A43 Lumbertubs Way passing Weston Favell. Proceed straight over the roundabout and then take the first left onto Lumbertubs Lane. Proceed along Lumbertubs Lane and take the second turning on the right into Bibury Crescent. Follow this road around to the right and the property can be found on the right hand side.

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