

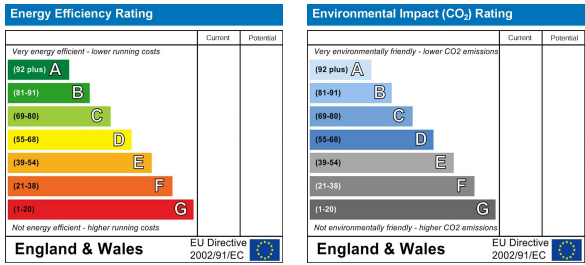


direction along the A428 Bedford Road towards the A45 entering the dual carriageway with Nene Valley Way and continue heading east bound and take the first exit onto the A43 Lumbertubs Way passing Weston Favell. Proceed straight over the roundabout and then take the first left onto Lumbertubs Lane. Proceed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

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21 Bibury Crescent, Boothville, Northampton, NN3 6AG



£259,950 Freehold

A mature and extended semi detached bungalow situated in a quiet cul de sac in the popular residential area of Boothville. The accommodation comprises entrance porch, entrance hall, lounge, two bedrooms, shower room, kitchen and dining room/bedroom three. Outside there is a front garden and driveway giving off road parking leading to the detached garage. The rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy. The property is being sold with vacant possession and no upper chain.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed entrance porch with UPVC double glazed door to the front and rear, storm porch leading to:-

ENTRANCE HALL

11'5 x 5'8

Enter via a UPVC double glazed front door, loft access with pull down ladder, storage cupboard and doors to:-

LOUNGE

14'5 x 12'0

UPVC double glazed bay window to the front, gas fire and radiator.



KITCHEN

9'4 x 8'5

A re-fitted range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in dishwasher, washing machine, oven, microwave and fridge/freezer, gas wall mounted combination boiler, UPVC double glazed window and door to the side. A further door leads to:-



DINING ROOM/BEDROOM THREE

9'9 x 8'5

Radiator and UPVC double glazed patio door to the garden.



BEDROOM ONE

12'3 x 11'6

UPVC double glazed window to the front elevation and radiator.



BEDROOM TWO

10'8 x 8'5

UPVC double glazed window to the rear elevation and radiator.



SHOWER ROOM

7'3 x 5'8

Suite comprising WC, wash hand basin, shower with rain head and hand held attachment with soak away floor and glass screen, fully tiled and a chrome wall mounted towel radiator.



OUTSIDE

FRONT GARDEN

The front garden is laid to lawn with many mature flowers, shrubs, bushes and trees and enclosed by brick walling. Steps and rail lead to the front door and there is a driveway to the side giving off road parking and leading to the detached garage.

SINGLE DETACHED GARAGE

Metal up and over door with power and lighting. Access door to the garden.

REAR GARDEN

A large patio area with the remainder of the garden laid to lawn with mature flower and shrub borders and trees, enclosed by wood panel fencing and 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

For further information on viewing call 01604 230222