



Lumbertubs Lane
Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Lumbertubs Lane Northampton, NN3 6AH

TOTAL AREA: APPROX. 222.05 SQ. METRES (2390.1 SQ. FEET)

HAVING UNDERGONE AN EXTENSIVE RENOVATION WITH LARGE EXTENSIONS, THIS SPECTACULAR FOUR BEDROOM DETACHED HOME IN THE POPULAR AREA OF BOOTHVILLE NOW OFFERS EVERYTHING YOU COULD WISH FOR IN A MODERN FAMILY PROPERTY.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN
- OUTDOOR KITCHEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£775,000 - Freehold





THE PROPERTY

Having undergone an extensive renovation with large extensions, this spectacular four bedroom detached home in the popular area of Boothville now offers everything you could wish for in a modern family property.

Step through the front door and your eyes are immediately drawn to the striking central staircase, with the hallway elegantly wrapping around it and providing access to all ground floor rooms. To the left lies the inviting sitting room, featuring a fantastic media wall with integrated lighting and a contemporary fireplace that creates a warm, cosy atmosphere. Across the hall is a versatile playroom or study, along with a stylishly finished cloakroom.

Beyond the staircase, glazed double doors open into the impressive, sun-filled kitchen / dining room. This outstanding space is fitted with modern units and premium appliances, including an oven, built-in coffee machine, tall fridge and freezer. The central island features an induction hob with downdraft extractor, wine fridges and a generous breakfast bar. There is ample room for both a dining area and a family seating space, all positioned to enjoy views of the garden through wide bi-fold doors. A separate utility and boiler room, with side access door, completes the ground floor.

Ascending the statement staircase brings you to a bright and spacious galleried landing, enhanced by skylights and vaulted ceilings. The impressive principal bedroom boasts a fitted super king bed frame with tall headboard, a Juliet balcony overlooking the garden, and a dressing area lined with fitted wardrobes. It also benefits from a sleek en-suite shower room. The second bedroom also includes a fitted super king bed frame with tall headboard, its own Juliet balcony, and fitted wardrobes. Bedrooms three and four, positioned at the front, are both generous doubles. A modern family bathroom with bath, shower, WC and twin sinks serves these rooms.

Outside, the property is approached via electronically operated gates opening onto a large block paved driveway leading to the detached double garage. The beautifully landscaped rear garden provides an excellent balance of space for children and outdoor entertaining, with a large patio, fitted pergola and areas of artificial lawn. At the far end of the garden sits a truly remarkable covered outdoor kitchen and entertainment area, complete with wine fridges, barbecue, gas hobs, extractor and sink-perfect for year-round hosting.

EPC Rating C. Council Tax Band G.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Air Source Heat Pump
Parking	Parking, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

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).

IMPORTANT NOTICE

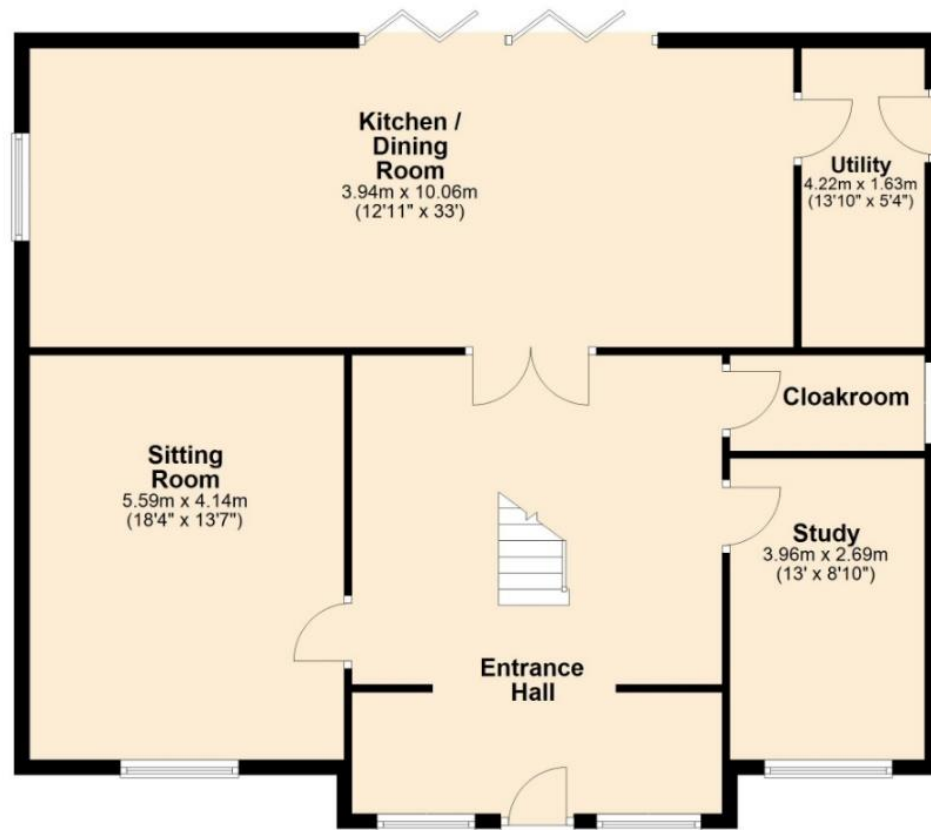
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 222.05 SQ. METRES (2390.1 SQ. FEET)

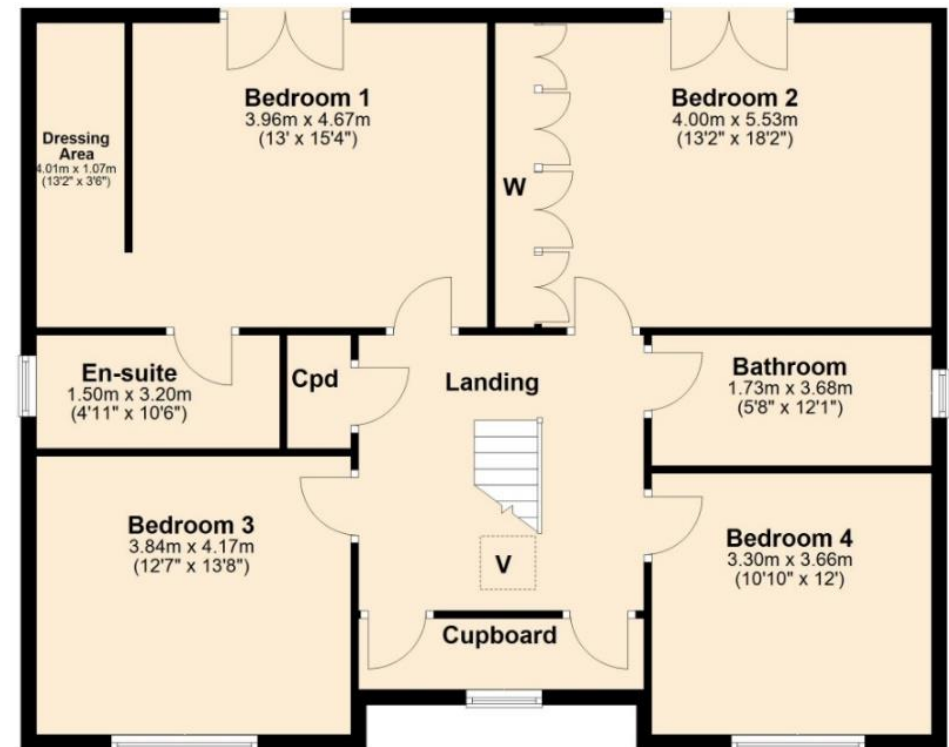
Ground Floor

Approx. 114.4 sq. metres (1231.2 sq. feet)



First Floor

Approx. 107.7 sq. metres (1158.9 sq. feet)





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