

**75 Booth Lane South**

**NORTHAMPTON  
NN3 3ER**

**£285,000**



- **THREE BEDROOM**
- **EXTENDED KITCHEN/DINING/FAMILY ROOM**
- **GAS TO RADIATOR HEATING**
- **GARDENS TO FRONT, SIDE AND REAR**
- **OFF ROAD PARKING**

- **END OF TERRACE**
- **UPVC DOUBLE GLAZING**
- **LARGE CORNER PLOT**
- **DETACHED GARAGE**
- **ENERGY EFFICIENCY RATING: E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A mature, extended, three bedroom end of terrace property, situated in the popular area of Boothville. The accommodation comprises of entrance hall, lounge, extended kitchen/dining/family room, three bedrooms and bathroom. Additional benefits include UPVC double glazing, gas to radiator heating, large corner plot with gardens to front, side and rear, detached garage with driveway providing off road parking.

## **Ground Floor**

### **Entrance Hall**

Stairs leading to first floor landing, under stairs storage, radiator, laminate flooring, doors to:

### **Lounge**

11'5" x 13'1" into bay (3.49 x 3.99 into bay)

Radiator, feature fireplace, UPVC double glazed bay window to front.

### **Kitchen/Dining/Family Room**

20'11" x 15'11" max (6.40 x 4.87 max)

Extended, modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, central island with breakfast bar, hob and oven, built in dishwasher and fridge/freezer, laminate flooring, radiator, two double glazed Velux windows to vault ceiling, two double glazed bi-folding doors out to rear garden.

## **First Floor**

### **Landing**

UPVC double glazed window to side, loft access, doors to:

### **Bedroom One**

11'7" x 11'0" (3.54 x 3.37)

Radiator, UPVC double glazed window to front.

### **Bedroom Two**

11'11" x 10'7" (3.65 x 3.23)

Radiator, UPVC double glazed window to rear.

### **Bedroom Three**

8'9" x 6'4" (2.68 x 1.94)

Radiator, UPVC double glazed window to rear.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin with vanity cupboard below, low level WC, heated towel rail, UPVC double glazed window to front.

## **Externally**

### **Front Garden**

Large front garden laid mainly to lawn, surrounded by privet hedge, flower and shrub borders.

### **Rear and Side Garden**

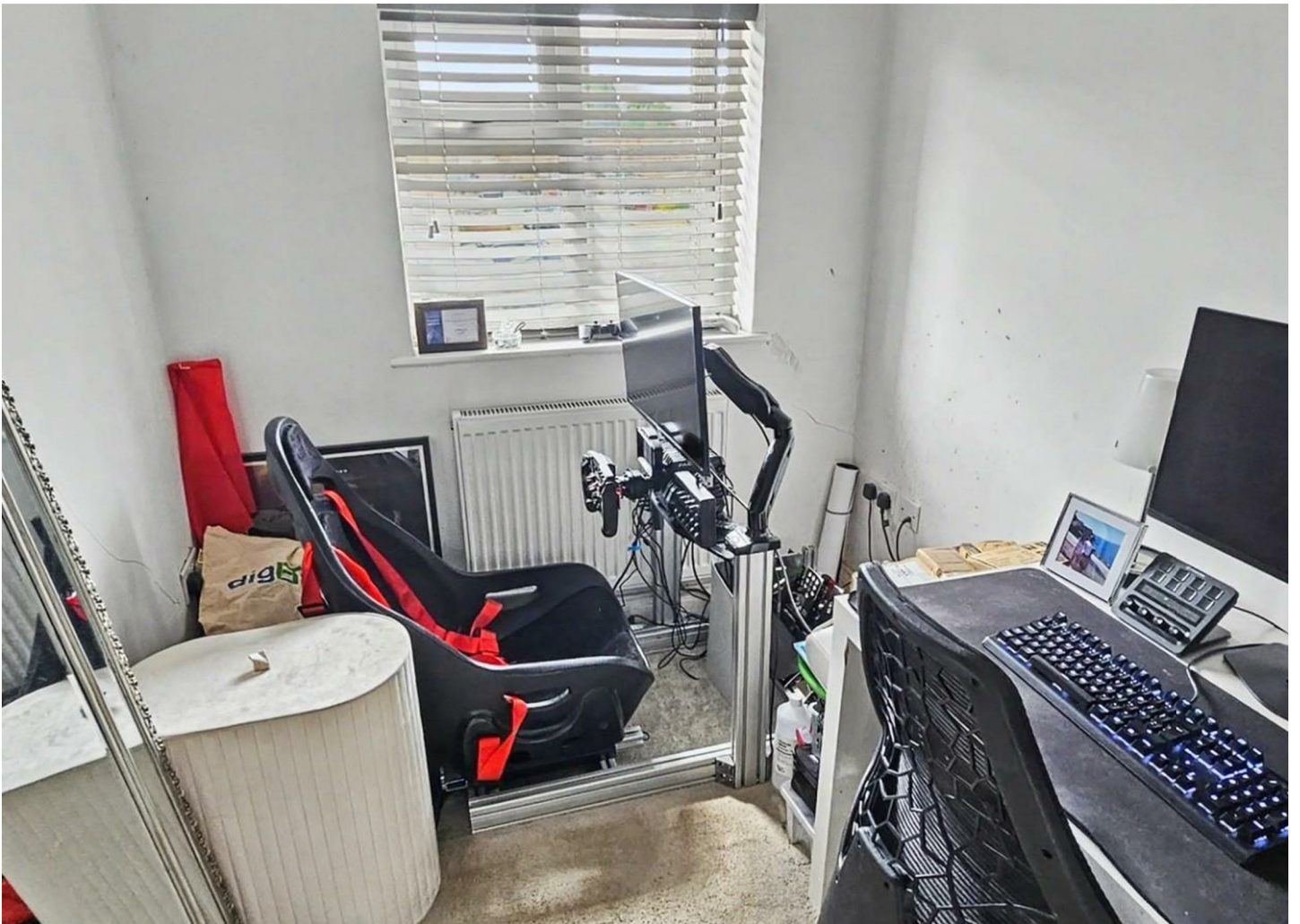
Mainly laid to lawn, gravel area, paved patio area, door into garage, surrounded by timber fencing, raised flower beds, gated rear access.

**Garage**

Single garage, up and over door, power and light connected, off road parking to the front of garage.

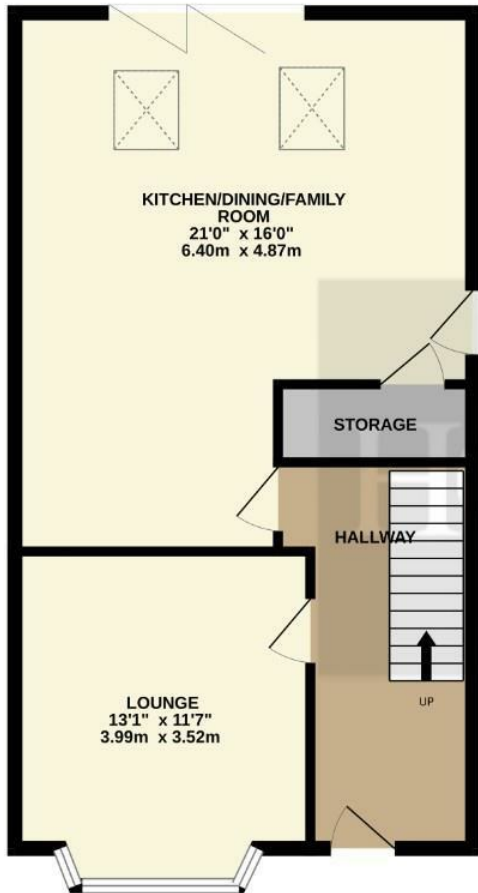
**Agents Notes**

Council Tax Band: C

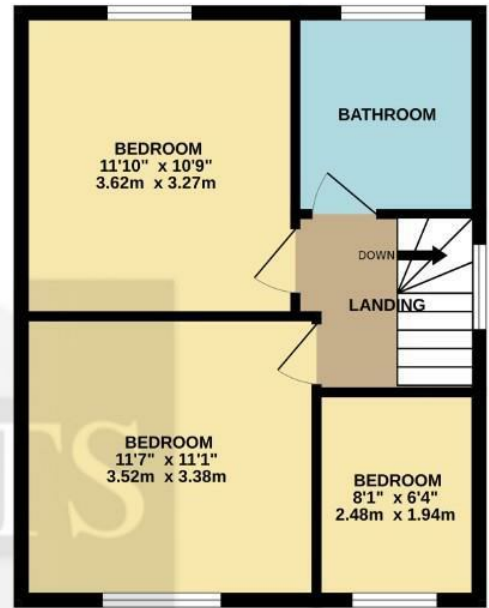




GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



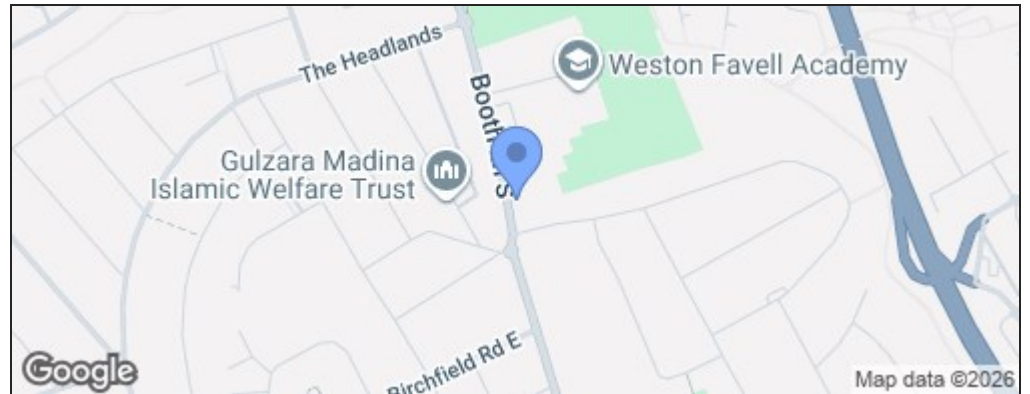
1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.