



Lumbertubs Lane

Boothville, Northampton

oriordanbond
SALES & LETTINGS



Lumbertubs Lane

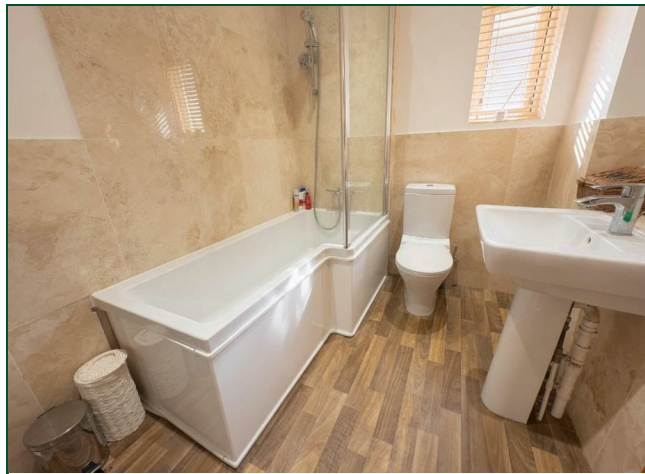
Boothville
NN3 6AH

Guide Price
£679,950

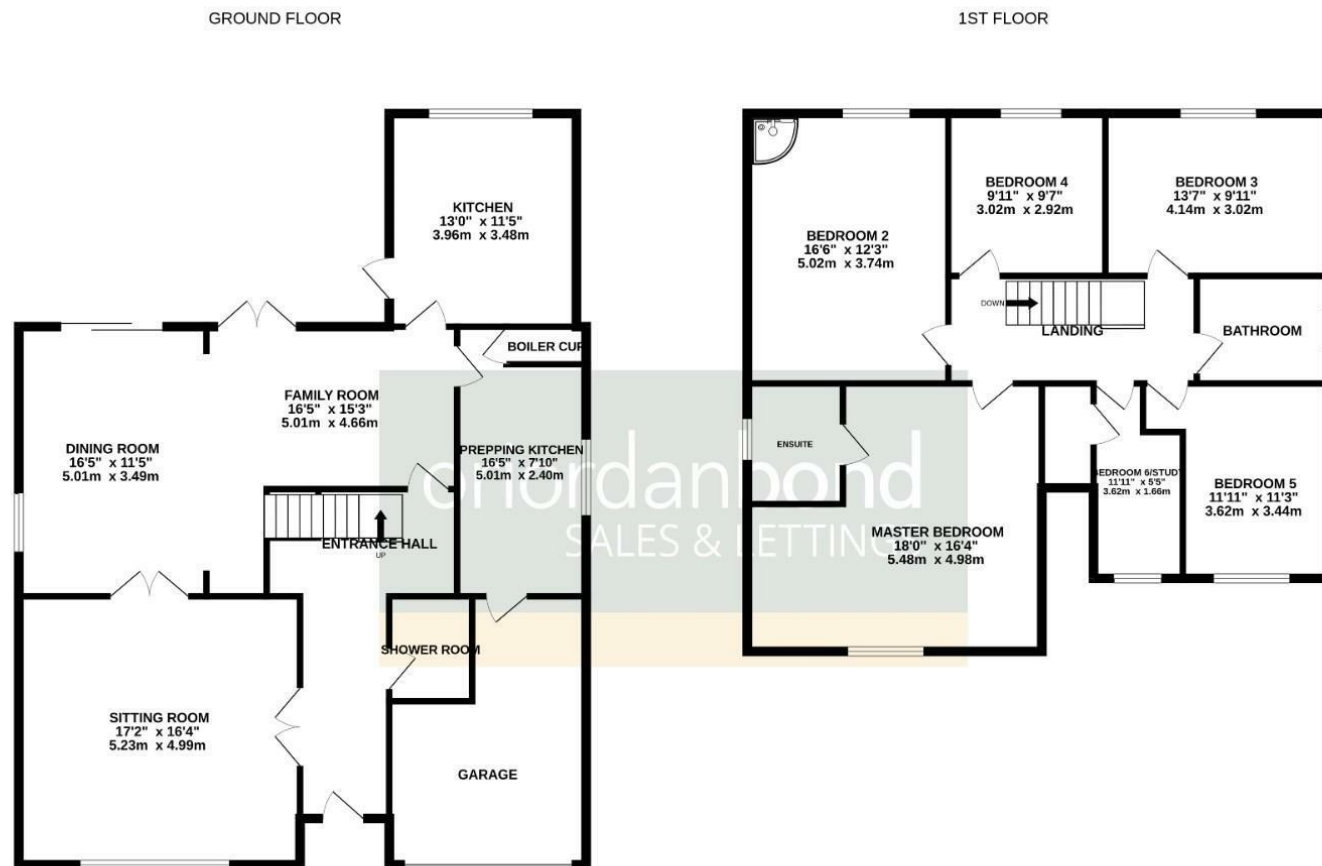
O'Riordan Bond is delighted to have been chosen to market this imposing six bedroom detached family home, positioned at the end of a no-through road, close to lots of local amenities and good schooling to include Northampton School For Girls.

The property sits on a large enviable private plot with accommodation comprising entrance hall with under floor heating and intercom entry system, sitting room with open fireplace and under floor heating, spacious dining room with doors to garden, exposed brick feature and open to a family room, farmhouse style kitchen/breakfast room with integrated appliances and granite work surfaces, prepping kitchen and a re-fitted shower room. The first floor offers six bedrooms with en-suite shower room to the master, guest bedroom with shower cubicle and a further family bathroom. Outside is private frontage accessed via remote control gates which provides ample parking leading to an integral garage with remote control shutter door. To the rear of the property is an extremely private garden with spacious entertaining patio and secure side access. Further benefits include uPVC double glazing, gas radiator heating with new combination boiler and megaflo system. This substantial property is also available with no upward chain. (A/2335/L)

- Imposing six bedroom detached family home
- En-suite to master bedroom
- Three reception rooms
- Kitchen/breakfast room with separate prepping kitchen
- Separate re-fitted shower room and family bathroom
- Private rear garden
- Ample off road parking and garage with remote control shutter door
- No upward chain



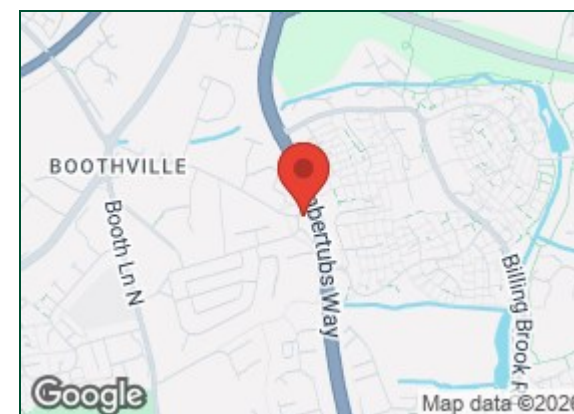




TOTAL FLOOR AREA : 2335 sq.ft. (217.0 sq.m.) approx.

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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Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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