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Booth Lane South, Weston Favell, NN3 3ER

£300,000 Bungalow

3 1 1



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Department: Sales

Tenure: Freehold



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Property Summary

A well presented three bedroom semi-detached bungalow situated within the popular Weston Favell area of Northampton. Accommodation comprises entrance porch hall, open plan kitchen/dining room, lounge, three bedrooms and a wet room.

Features & Utilities

- ✓ Three Bedrooms
- ✓ 100ft + Garden
- ✓ Driveway For Two Cars
- ✓ Disabled Access
- ✓ Refitted Wet Room
- ✓ Extended To Rear

Property Overview

A well presented three bedroom semi-detached bungalow situated within the popular Weston Favell area of Northampton. Accommodation comprises entrance porch hall, open plan kitchen/dining room, lounge, three bedrooms and a wet room. Outside there is a generous sized established garden to the rear as well as a driveway for two to the front with step and ramped access. EPC Rating: TBC. Council Tax Band: B

HALLWAY

uPVC double glazed entrance door to side. Radiator. Alarm control panel. Access to loft space.

BEDROOM ONE 3.47m x 2.94m (11'4" x 9'7")

Double glazed bay window to front elevation. Radiator. Wall mounted lights.

BEDROOM TWO 3.92m x 2.80m (12'10" x 9'2")

Double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.29m x 2.83m (7'6" x 9'3")

Double glazed window to front elevation. Radiator.

WET ROOM

Double glazed window to side elevation. Heated towel rail. Wash hand basin and WC. Walk in shower with soak away flooring.

KITCHEN/DINING ROOM 6.01m x 2.96m (19'8" x 9'8")

Two double glazed windows to side elevation. Double glazed door to side elevation. Sink and drainer. Electric hob, double oven and extractor. Combination boiler. Double cooker. Space for fridge/freezer. Two radiators. Wall and base units.

RECEPTION ROOM 4.11m x 2.97m (13'5" x 9'8")

Double glazed window to side elevation. Double glazed patio doors to rear elevation. Radiator. TV point.

OUTSIDE

FRONT GARDEN

Parking for two cars. Ramped access and steps to front door. Lawn with paved walkway and gated side access.

REAR GARDEN

Paved seating area to rear doors. Steps down to lawn. Pathway. Multiple fruit trees and mature shrubs. Private. Hedge boundary. 100ft + established garden.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ramped access, Wet room, Lateral Living

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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