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# Lumbertubs Lane, Boothville, NN3 6AE

£277,000 Bungalow



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

A well presented semi detached bungalow situated in this popular location within Boothville.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ Garage
- ✓ Off Road Parking
- ✓ Extended To The Rear
- ✓ Bungalow
- ✓ Low Maintenance Rear Garden



# Property Overview

A well presented semi detached bungalow situated in this popular location within Boothville. The accommodation comprises entrance hall, lounge, refitted kitchen/dining room, two double bedrooms and a refitted bathroom. To the front is a driveway providing ample off road parking leading to a single garage and to the rear is an enclosed good size low maintenance garden. EPC Rating: E. Council Tax Band: C

## PORCH

uPVC obscure double entrance door. Light. Wooden door with obscure panels to:

## HALL

Radiator. Central light. Storage cupboard. Access to loft space. Doors to:

## LOUNGE 3.86m x 3.67m (12'7" x 12')

uPVC double glazed bay window to front elevation. Radiator. Feature gas fire.

## KITCHEN/DINING ROOM 6.81m x 2.79m (22'4" x 9'1")

Kitchen Area: uPVC double glazed window to side elevation. Wall and base units. Stainless steel sink with mixer tap. Space for freestanding cooker. Boiler. Dining Area: Radiator. Tall unit. uPVC patio doors to rear elevation, leading to garden.

## BEDROOM ONE 3.68m x 3.45m (12' x 11'3")

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.87m x 2.57m (12'8" x 8'5")

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure double glazed window to rear elevation. Towel rail. Suite comprising shower over bath, WC and wash hand basin in vanity unit. Radiator.

## OUTSIDE

## FRONT GARDEN

Driveway providing off road parking, leading to:

## GARAGE 4.56m x 2.55m (14'11" x 8'4")

Up and over door. uPVC double glazed window and door to rear elevation. Power and light connected.

## REAR GARDEN

Low steps from patio door to block paved area. Outside tap. Steps leading to artificial lawn with storage shed.

## 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 C

EPC Rating – E

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, Garage

EV Charging – Ask Agent  
Accessibility – Ask Agent  
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

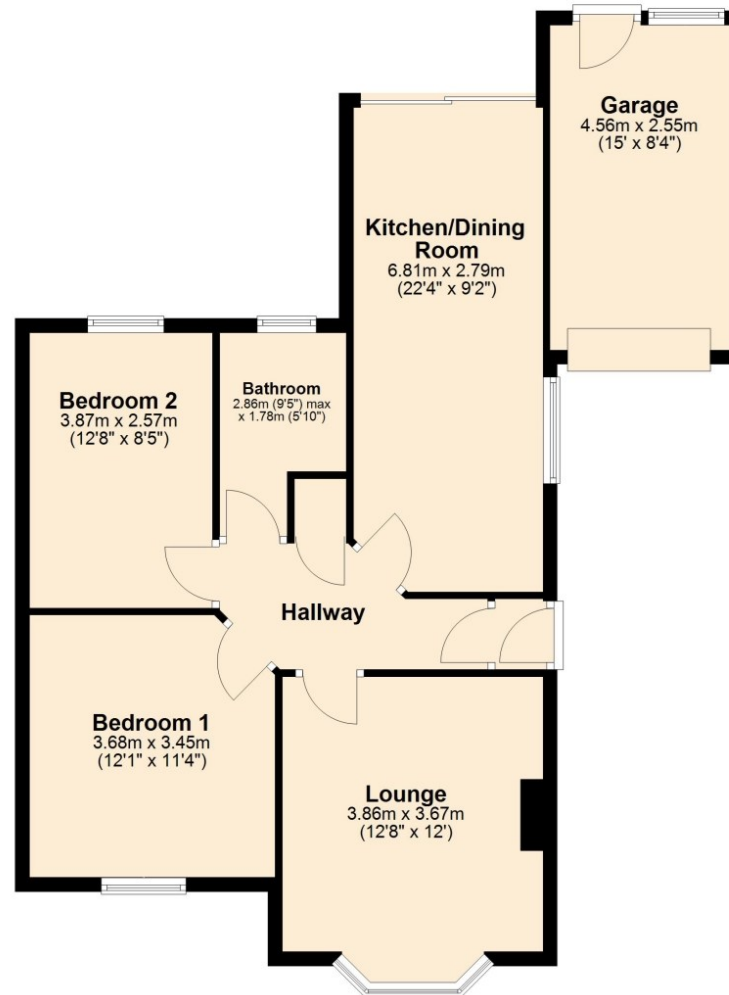
### **AGENTS NOTES**

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. 79.8 sq. metres (858.5 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 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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