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# Lumbertubs Lane, Northampton, NN3 6AH

£775,000 Detached

4 2 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold





## Property Summary

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.

## Features & Utilities

- ✓ Beautifully Renovated Family Home
- ✓ Show Stopping Hallway & Stairs
- ✓ Secure Gated Driveway
- ✓ Kitchen / Dining / Family Room
- ✓ Four Double Bedrooms
- ✓ Modern En-Suite & Bathrooms
- ✓ Inspiring & Impressive Outdoor Kitchen
- ✓ Landscaped Garden
- ✓ Double Garage
- ✓ Popular Area



# Property Overview

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.

## GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

STUDY 3.96m x 2.69m (13' x 8'10")

SITTING ROOM 5.59m x 4.14m (18'4" x 13'7")

FIRST FLOOR

LANDING

BEDROOM ONE 3.96m x 4.67m (13' x 15'4")

DRESSING ROOM 4.01m x 1.07m (13'2" x 3'6")

EN-SUITE 1.50m x 3.20m (4'11" x 10'6")

BEDROOM TWO 4.01m x 5.54m (13'2" x 18'2")

BEDROOM THREE 3.84m x 4.17m (12'7" x 13'8")

BEDROOM FOUR 3.30m x 3.66m (10'10" x 12')

BATHROOM 1.73m x 3.68m (5'8" x 12'1")

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

## REAR GARDEN

## OUTDOOR KITCHEN

## 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

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

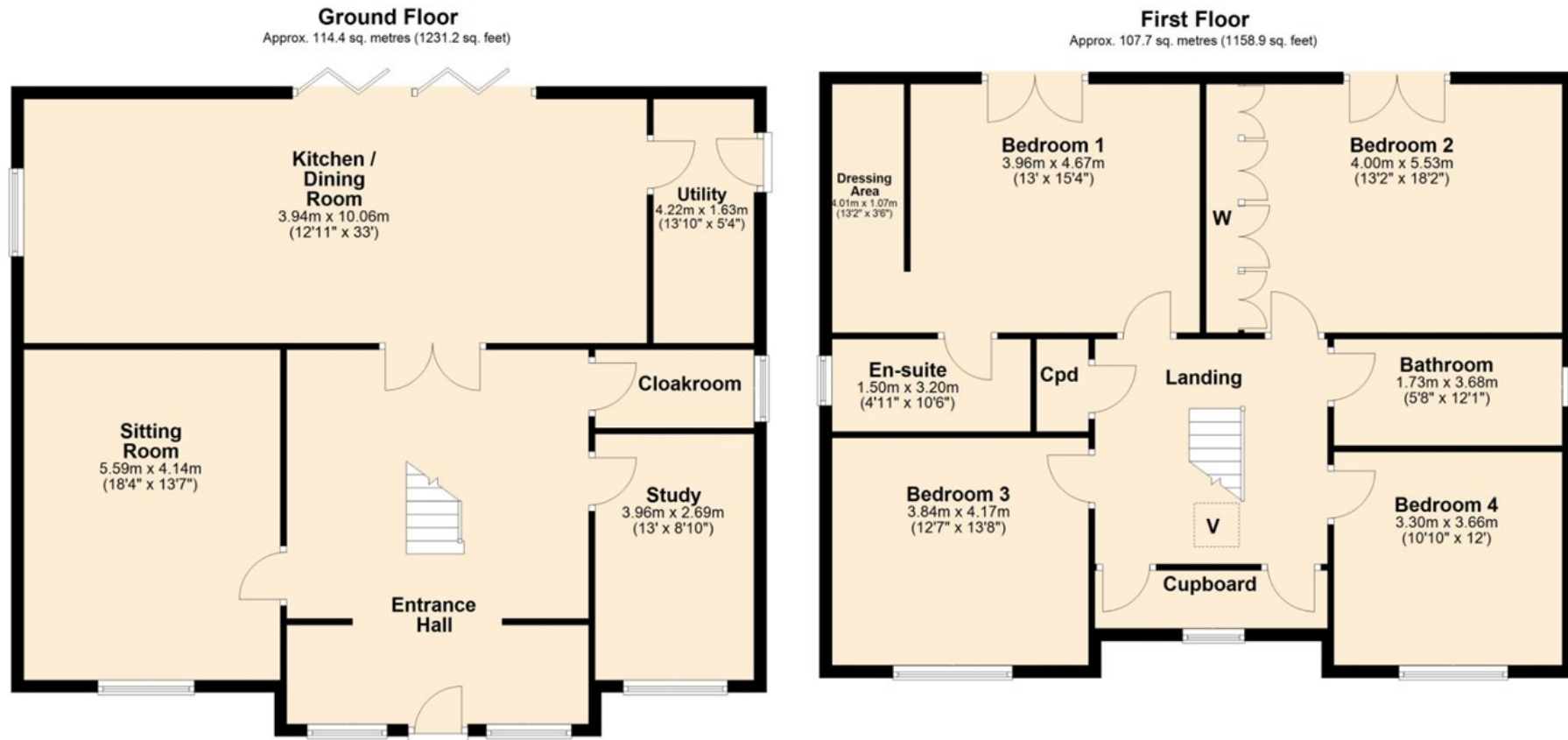
Restrictions – Ask Agent

Obligations – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan



Total area: approx. 222.1 sq. metres (2390.1 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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