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# Lumbertubs Rise, Boothville, Northampton, NN3 6AJ

£325,000 Bungalow

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

Located on a quiet cul-de-sac in the ever popular Boothville area is this three bedroom detached bungalow which has been much loved by its current owner for over 50 years.

## Features & Utilities

- ✓ Cul-de-Sac Location
- ✓ Detached Bungalow
- ✓ Three Bedrooms
- ✓ Garage
- ✓ Beautifully Landscaped Garden
- ✓ No Onward Chain

# Property Overview

Located on a quiet cul-de-sac in the ever popular Boothville area is this three bedroom detached Bungalow which has been much loved by its current owner for over 50 years. In brief the accommodation comprises large reception hall, lounge overlooking the attractive rear garden, kitchen/breakfast room, lean to, three bedrooms and shower room. Externally to the rear the beautifully landscaped garden offers a good degree of privacy which is mainly laid to lawn with decorative borders. The front of the property provides off road parking for two vehicles and leads to the adjoining garage. The property will be offered to the market with no onward chain so an early viewing is advised to avoid disappointment. EPC Rating: C. Council Tax Band: D.

## ENTRANCE PORCH

Enter via uPVC double glazed door. Double glazed window to front elevation. Steps leading to:

## ENTRANCE HALL

Enter via obscure glass panelled door. Obscure window to front porch. Access to loft space. Radiator. Doors to:

## LOUNGE 3.63m x 4.82m (11'11 x 15'10)

uPVC double glazed French doors to rear patio. Serving hatch to kitchen. Gas feature fireplace with marble surround and two radiators

## KITCHEN 3.34m x 3.61m (10'11 x 11'10)

uPVC double glazed window to rear elevation. uPVC double glazed window to side elevation. Obscure glass panel door to side elevation. Serving hatch to lounge. Kitchen fitted with a range of wall mounted and base units and drawers with work surfaces over. Inset single bowl and drainer unit with mixer tap over. Eye level electric double over and gas hob with extractor. Fan over. Space for fridge. Space for washing machine. Tiled to splash back areas. Door leading to.

## LEAN TO 5.28m x 1.50m (17'4 x 4'11)

uPVC obscure double glazed windows to side elevation. uPVC double glazed French doors to patio area. Obscure glass panel door to front elevation. Boiler. Timber stable door to brick built garden room.

## BEDROOM ONE 3.44m x 3.33m (11'4 x 10'11)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

### **BEDROOM TWO 3.48m x 3.51m (11'5 x 11'6)**

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 2.59m x 2.33m (8'6 x 7'8)**

uPVC double glazed window to side elevation. Radiator.

### **SHOWER ROOM 2.10m x 2.63m (6'11 x 8'8)**

uPVC obscure double glazed window to side elevation. Fitted with three piece suite comprising of WC, wash hand basin and shower cubicle with electric shower over. Airing cupboard. Wall mounted heated towel rail.

## **OUTSIDE**

### **FRONT**

Set behind a wall and slightly back from the road the frontage has a small grass area and concreted driveway providing off road parking for three vehicles. There is a pathway leading to a timber gate providing side access to the rear garden and entry to the adjoining garage via an electric roller door.

### **REAR**

This beautiful South West facing garden has been landscaped to create a welcoming outdoor space. Mainly laid to lawn with various shrubs and trees. There is plenty of space for planning. The garden houses a timber shed, greenhouse and is enclosed by timber fencing. There is access to the garage from the rear garden.

### **GARAGE**

Power and light connected. Electric roller door.

## **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

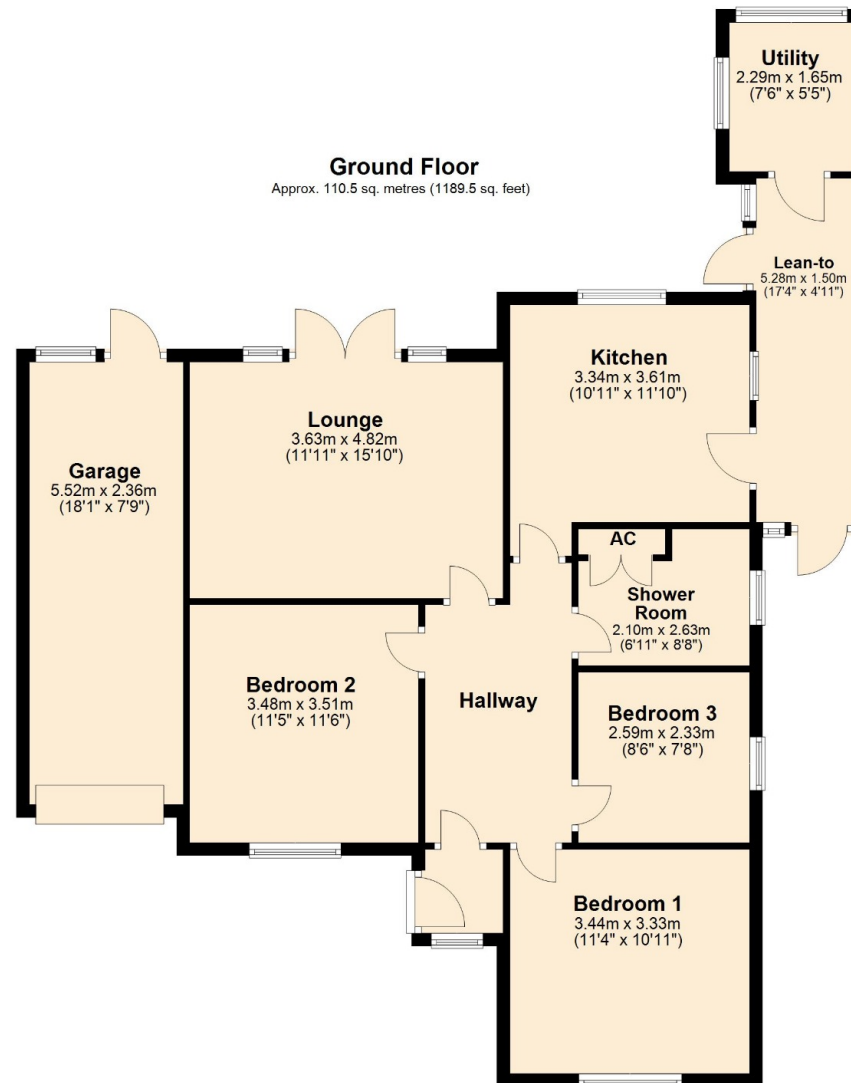
### **DRAFT DETAILS**

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

### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy 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



Total area: approx. 110.5 sq. metres (1189.5 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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