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# Rose Gardens, Booth Lane South, NN3 3EW

£585,000 Detached

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**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

One of only five detached properties on a private driveway leading from Booth Lane South.

## Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Quiet Cul-De-Sac Location
- ✓ 40ft Kitchen / Dining / Living Room
- ✓ Double Garage
- ✓ Two En-Suites
- ✓ Landscaped Rear Garden
- ✓ Superb Condition



# Property Overview

Walking through the front door you enter the spacious hall with space for furniture and access to a cloakroom and lounge. The kitchen / living / dining room stretches across the back of the house and overlooks the rear garden. The kitchen area is fitted with a range of units with granite work tops and has built in appliances to include a fridge, freezer, dishwasher, oven and combination oven. In the living area there is a gas cast iron stove and double doors leading out to the garden. Leading off the kitchen is a utility room. There is underfloor heating throughout the ground floor.

On the first floor are four double bedrooms, the principal bedroom has a dressing area with fitted wardrobes and an en-suite shower room, the second bedroom also has an en-suite shower room. There is a four piece family bathroom with separate shower cubicle.

Outside to the front is a block paved driveway, double garage with electric door and a lovely bespoke summer house in the attractive, private garden.

This is a fine, quality modern home lived in, improved and presented just as such a house should be.

EPC Rating B. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### LOUNGE

### KITCHEN/ DINING / LIVING ROOM

### UTILITY ROOM

## FIRST FLOOR

BEDROOM ONE

DRESSING ROOM & EN-SUITE

BEDROOM TWO & EN-SUITE

TWO FURTHER BEDROOMS

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

#### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

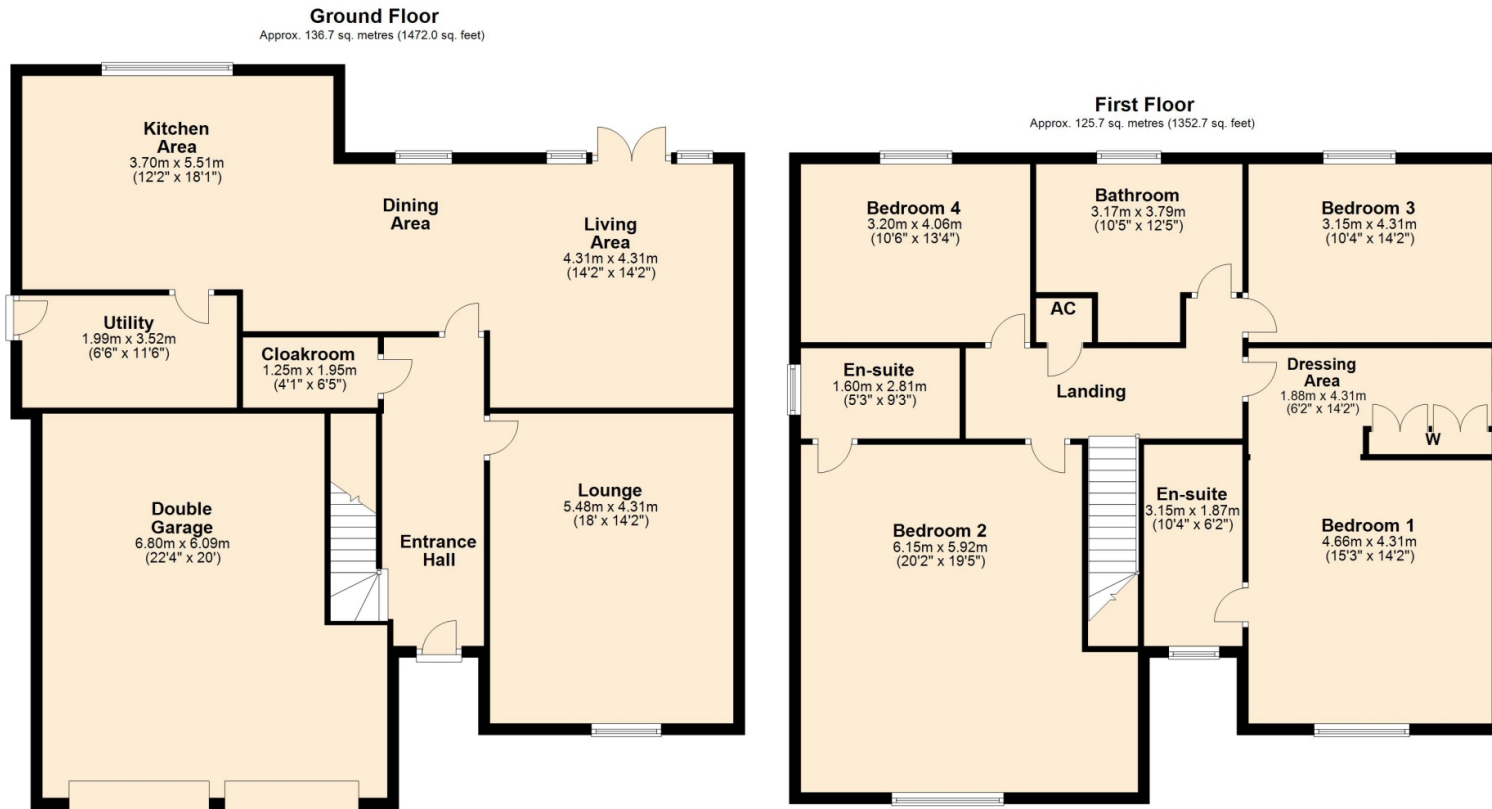


Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Double Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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



Total area: approx. 262.4 sq. metres (2824.7 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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