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# Woodside Avenue, Boothville, NN3 6JL

£319,995 Bungalow

3 1 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A well-presented and extended double bay-fronted detached bungalow, located in the sought-after area of Boothville ? a quiet residential neighbourhood, popular for its convenient transport links, proximity to local amenities, and access to nearby parks and green spaces.

## Features & Utilities

- ✓ Well Presented
- ✓ Rear Garage
- ✓ Flexible Accommodation
- ✓ uPVC Double Glazing
- ✓ Separate WC
- ✓ Wet Room
- ✓ Three Double Bedrooms
- ✓ Extended to Rear



# Property Overview

A well-presented and extended double bay-fronted detached bungalow, located in the sought-after area of Boothville – a quiet residential neighbourhood, popular for its convenient transport links, proximity to local amenities, and access to nearby parks and green spaces. The spacious accommodation includes an entrance porch and hallway, three double bedrooms, a modern wet room, separate WC, generous lounge/dining room, and a kitchen/breakfast room. Outside, the rear garden is enclosed and features a patio area, with access to the garage. The front of the property offers a block-paved driveway providing off-road parking for at least three vehicles. EPC Rating: TBC Council Tax Band: D

## ENTRANCE

Enter via uPVC double glazed door with opaque glass. Opaque partial window to side. uPVC double glazed door to rear. Radiator. Timber framed door to hall.

## HALLWAY

Doors to adjoining rooms. Radiator. Dado rail. Picture rail. Loft hatch with drop down ladder. Airing cupboard with Vaillant boiler.

## BEDROOM ONE 4.78m x 3.78m (15'8" x 12'5")

uPVC double glazed bay window to front elevation. Radiator. Picture rail.

## BEDROOM TWO 3.78m x 3.07m (12'5" x 10'1")

uPVC double glazed bay window to front elevation. Radiator. Picture rail. Wall lights.

## BEDROOM THREE/DINING ROOM 2.89m x 3.78m (9'6" x 12'5")

uPVC double glazed window to side elevation. Radiator. Picture rail.

## WET ROOM

Two uPVC double glazed windows to side elevation. Low level WC. Wash hand basin with mixer tap over, cupboards and drawers under and roll top work surface. Glass screen. Electric shower over. Tiled splashbacks. Heated towel rail. Extractor fan.

## WC

Low level WC. Wall held basin. Half wall tiling. Coving. Extractor.

## LOUNGE 6.40m x 3.76m (20'12" x 12'4")

Opaque partial window to side elevation. uPVC double glazed French doors to rear. Radiator.

## KITCHEN 6.32m x 3.06m (20'9" x 10'0")

Dual aspect uPVC double glazed window and opaque door to side elevation. Wall mounted and base units with roll top work surface. Breakfast bar. Stainless steel bowl with drainer and mixer tap over. Four ring electric hob. Electric oven. Space for white goods. Tiled splashbacks. Spotlights.

## OUTSIDE

### FRONT GARDEN

Block paved for three vehicles. Steps to front door.

### GARAGE

Brick built. Double doors to front. Electric and power points.

### REAR GARDEN

Block paved patio area. Astroturf. Shingled area to rear. Raised flower beds. Enclosed by panel fencing.

## 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 D  
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 – Gas Central Heating  
Parking – Parking, Driveway, 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, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

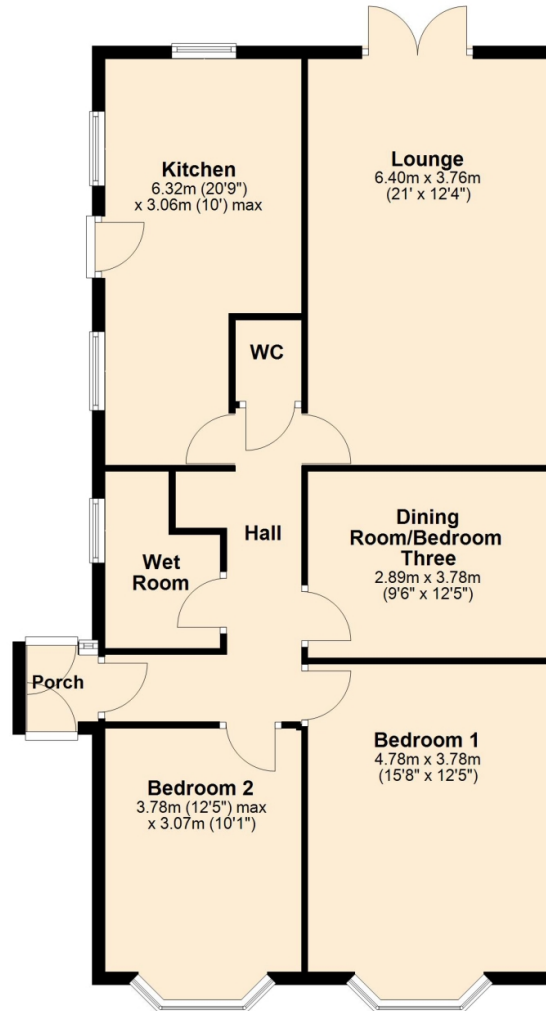
### AGENTS NOTES

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. 100.8 sq. metres (1084.8 sq. feet)



Total area: approx. 100.8 sq. metres (1084.8 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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