

# LUMBERTUBS LANE, NORTHAMPTON, NN3

**£390,000 Offers in the region of**



**\*\*\*Full Virtual 360 Tour + Massive Garden!\*\*\***

Chelton Brown are pleased to present this immaculately refurbished property, set in a sought after location in Boothville which is on the edge of Moulton and is a great privately owned area.

The property comprises: entrance hall, large living room which is positioned on the right hand side and benefits from a large bay fronted window. Next you come to the perfectly sized downstairs WC and then the large and stunning open plan kitchen/dining room, with a range of lower and eye level fitted units and appliances. Sliding patio doors lead to the enclosed rear garden. Off the back of the kitchen you will find the sun room and access to the garage.

Upstairs you will find all three double bedrooms and the modern fitted family bathroom.

Agents note:

The loft has been boarded and turned into fantastic usable space with stunning views over the surrounding area but doesn't have building regulations to be classed as a fourth bedroom.

Externally the property boasts a large single garage, which is on the side of the property, with parking in front for one/two vehicles, with potential for more to be added.

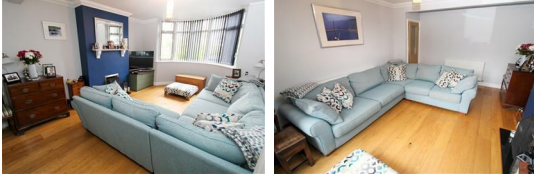
This is not a house you will want to miss, early viewings are advised. Check out the virtual tour for a true reflection of how fantastic this property really is!

EPC: Awaited

- 150+ ft Garden
- Three Double Bedrooms
- Fully Refurbished
- Amazing Tree House
- Garage & Parking
- Open Plan Living
- Sought After Location
- Great Travel Links
- Great School Catchments Area's
- EPC rating: awaited

# LUMBERTUBS LANE, NORTHAMPTON, NN3

Lounge 17'5" x 12'0"



Master Bedroom 14'6" x 12'1"



Entrance Hall 14'4" x 3'5"



Bedroom Three 8'10" x 7'9"



Bathroom 8'3" x 7'9"



Open Plan Kitchen/Dining Room 6'7" x 27'7"



Sun Room 11'7" x 7'1"



Loft Space 12'1" x 12'7"




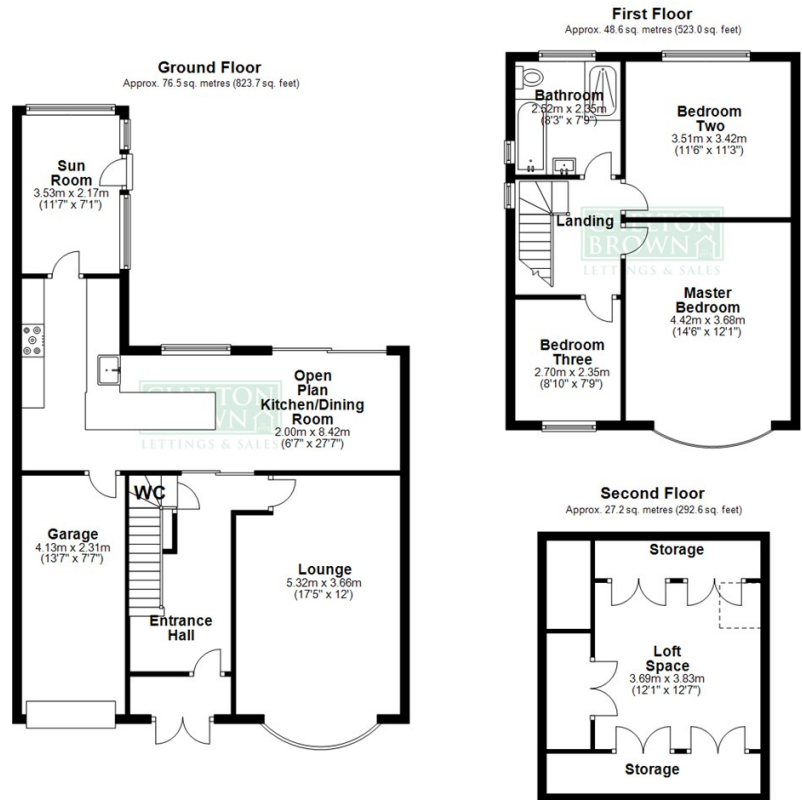
Garden



# LUMBERTUBS LANE, NORTHAMPTON, NN3

Price £390,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 152.3 sq. metres (1639.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your requirements. Plan produced using PlanUp.

