



61 Booth Rise, Boothville, Northampton, NN3 6HP

Draft Particulars

HOWKINS &
HARRISON

61 Booth Rise, Boothville,
Northampton, NN3 6HP

Guide Price: £395,000

A mature semi-detached dormer bungalow offering over 1500 sq ft of accommodation over two floors and occupying a good sized plot in excess of 0.3 of an acre, with a range of useful outside store/workshops.

Features

- Semi-detached dormer bungalow
- 1500 sq ft of accommodation
- Open plan sitting/dining room
- Separate breakfast room
- Conservatory
- Kitchen, utility, downstairs shower room
- Three bedrooms & family bathroom
- Ample parking, garage/store
- Plot in excess of 0.3 acre
- Games room
- Attached workshop/store



Location

Boothville is situated approximately three miles east of Northampton town centre with local amenities close by both Weston Favell Shopping Centre and Riverside Retail Park are also near. There is a local bus service to Northampton town centre where further shopping facilities can be found. Local schooling includes St Gregory's lower school, middles schooling at St Mary's situated in Grange Road and upper schooling at Thomas Beckett on the Kettering Road.



Ground Floor

The accommodation is entered through a Upvc door into the small entrance hall with stairs rising to the first floor accommodation and doors off to all principle rooms. The open plan sitting room/dining room has a brick built fireplace with a living flame log effect gas fire which continues into the Upvc conservatory with full length windows overlooking the rear garden. There is a study with a bay window to the front aspect and full length fitted mirrored built-in wardrobe. The separate breakfast room leads into the kitchen which has a selection of base and eye level units, granite worktops incorporating a double stainless steel sink unit, built-in "AEG" ceramic hob, double oven, a courtesy door to the workshop and a Upvc door to the front of the property and car port area. The utility also has wall mounted fitted cupboards, a working surface and plumbing and space for washing machine, dishwasher and upstanding fridge/freezer, also a Upvc door to the rear garden. There is also an inner hall which has an understairs storage cupboard and a downstairs shower room, comprising of a shower cubicle, WC and vanity unit with inset wash basin.

First Floor

There are three bedrooms, all with fitted bedroom furniture, wardrobes, chest of drawers etc and a family bathroom which comprises of a panelled-in bath with shower over, wash basin and WC.

Outside

The front of the property offers ample parking for several vehicles, a mainly laid to lawn garden and a carport which leads into a double garage with an electrically operated roller shutter door. A door leads through to an adjoining workshop which has a courtesy door to the rear garden. The rear garden is approximately 200 ft in length with a block paved patio area leading to a mainly lawned garden enclosed by hedging either side. There is a brick built detached garage/store with an up and over door, summerhouse, a games room which currently houses a full size snooker table with Upvc French doors leading onto the garden and an attached workshop/store.

Viewing

Strictly by prior appointment via the agents. 01604 823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

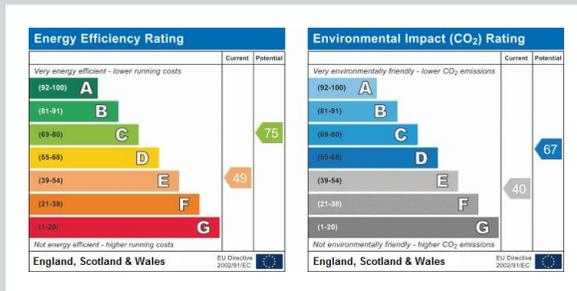
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Northampton Borough Council Tel: 01604-837837.

Council Tax

Band – D.



Total Approx. Floor Area 1556 Sq.Ft. (144.6 Sq.M.)
Internal Floor Area Excludes Garage and Outbuildings.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

