



**31 Kendal Close**  
Boothville, Northampton

**oriordanbond**  
SALES & LETTINGS





## 31 Kendal Close

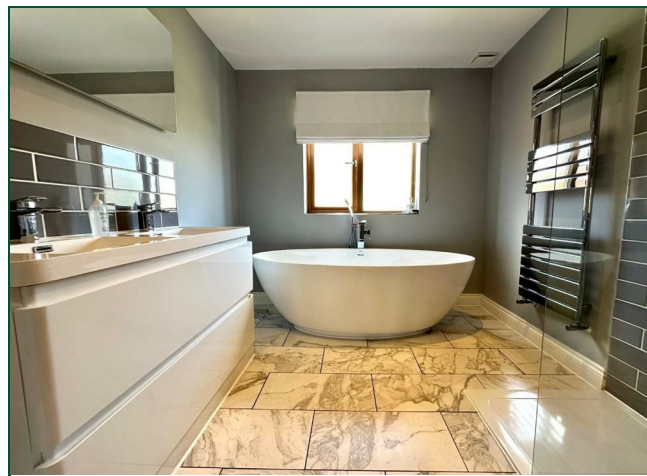
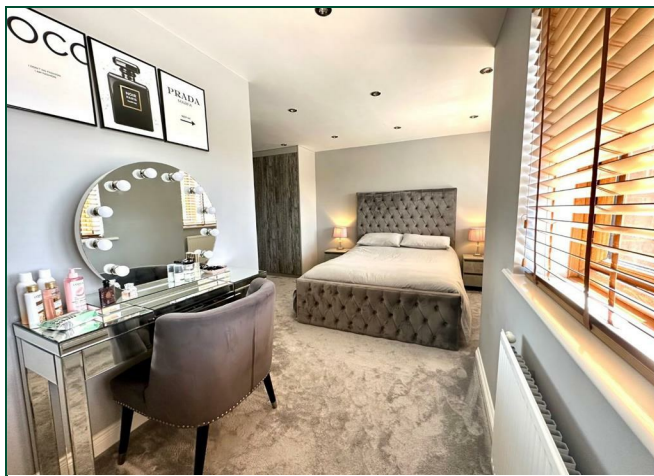
Boothville  
NN3 6WJ

£450,000

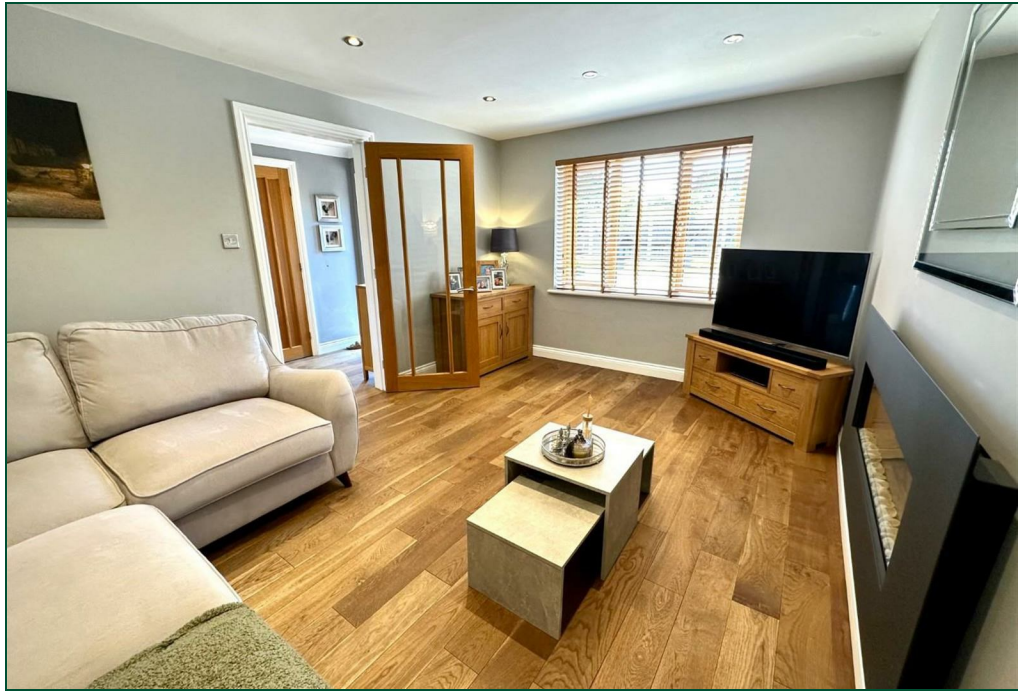
An outstanding four bedroom detached property situated in the highly sought after area of Boothville. This property has been extended and renovated by the current owners to an extremely high standard throughout.

The underfloor heated ground floor accommodation comprises entrance hall, cloakroom/WC, sitting room and a large open plan kitchen/dining/family room with high spec kitchen providing fully integrated NEFF appliances including four self cleaning ovens, steamers and hot plate warmers and an instant hot water tap with hard water filter system. There are also electric Velux windows and bi-folding doors opening to the rear garden. The first floor offers four double bedrooms and a family bathroom. The master suite offers a dressing area with fitted floor to ceiling length wardrobes and an en-suite with twin sinks, walk-in shower and free standing bath. Externally to the front is ample off road parking. To the rear is a fully landscaped garden. Further benefits include uPVC double glazing, gas radiator heating and a garage store with electric door. (A/1250/M)

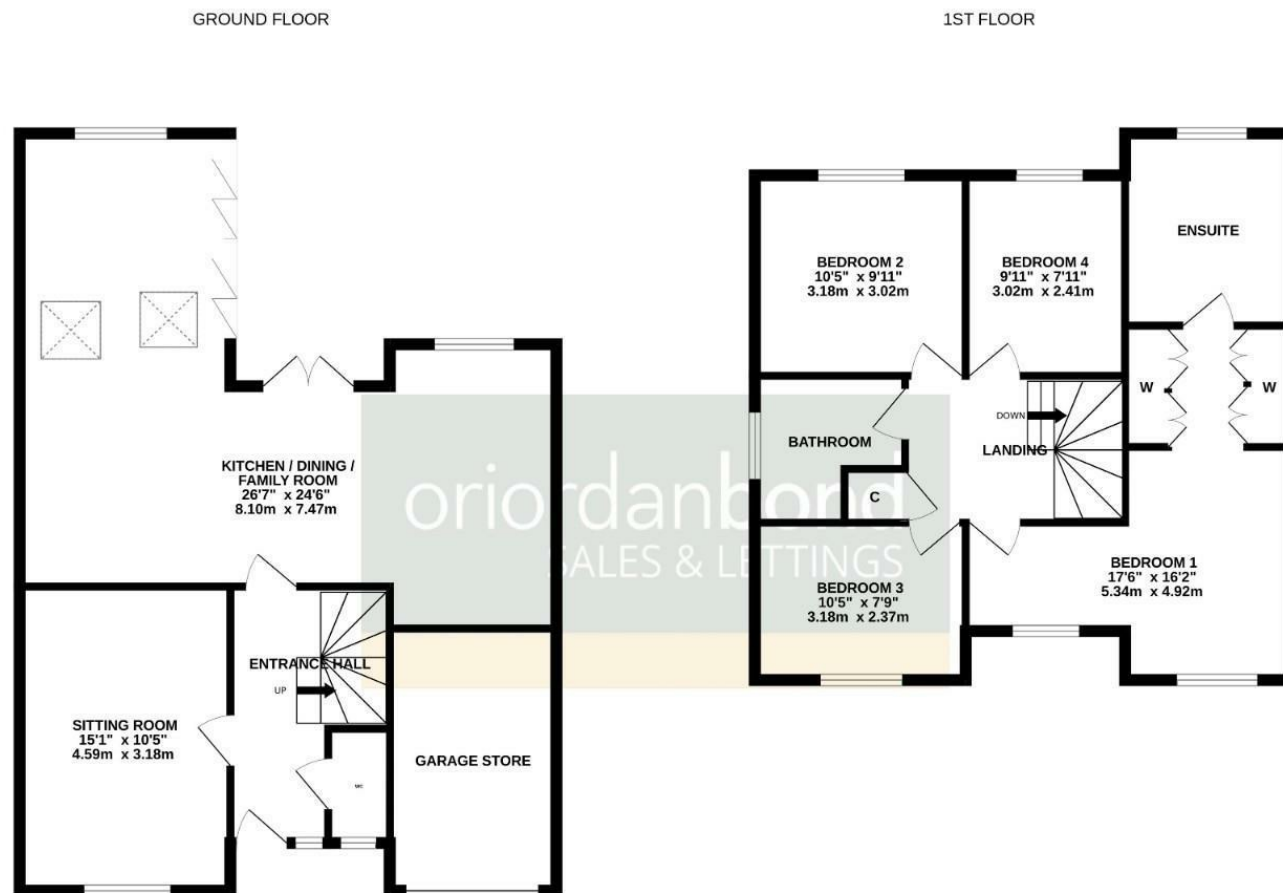
- Extended and renovated four bedroom detached
- Five-piece en-suite to master bedroom
- Large open plan kitchen/dining/family room with high spec kitchen
- Landscaped rear garden
- Ample off road parking
- Garage store with electric door







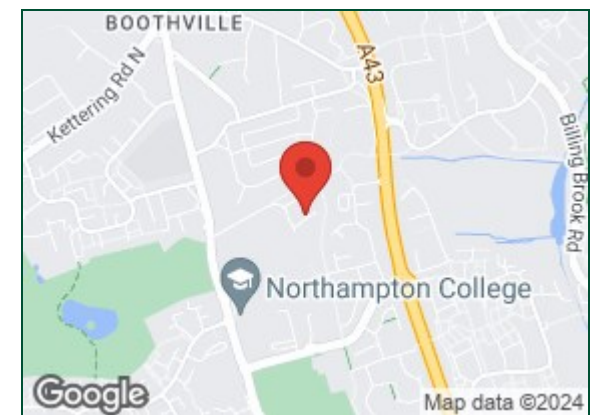




TOTAL FLOOR AREA : 1455 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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