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35 Booth Lane North, Boothville, Northampton, NN3 6JQ

£650,000 - Freehold

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A spacious and well proportioned 4 bedroom detached 1930 era character house situated in the highly sought after Boothville area of Northampton and occupying a lovely mature plot that extends to 0.258 acre (0.104 hectare).

The house is set back from the road behind a screen of shrubs with a through in and out driveway providing ample parking and giving access to a long tandem garage. The mature rectangular shaped rear garden is a real feature of the property and is ideal for outdoor entertaining and space for children to play.

The property offers extended versatile accommodation which includes a large hallway, ground floor guest toilet/bathroom, large living room, sitting room, dining room (or home office, playroom, hobby room etc), kitchen/breakfast room, walk in pantry, large utility room, four double bedrooms, en suite shower room and main family shower room. The property has double-glazing and gas radiator central heating.

Substantial mature homes such as this are highly sought after and we would suggest an early viewing to avoid missing this chance to buy.

Please note that the seller of this property works within our agency and Harwoods declare that we have a personal interest in the sale of this property as defined by the Estate Agent Act 1979.



Entrance Hall

Front door with double-glazed inset panels, staircase rising to 1st floor landing, under-stairs cupboard, designer radiator, central heating thermostat and doors leading off to guest WC/bathroom, dining room, sitting room, living room and kitchen breakfast room.

Guest WC/Bathroom

With suite comprising freestanding bath with shower over, WC with concealed cistern and vanity unit with wash bowl sink. Chrome towel radiator and two UPVC double-glazed windows to the side.

Living Room

25'4" x 11'6" (7.72m x 3.51m)

Open gas grate fire with mantle surround. Double radiator, vertical radiator, decorative ceiling cornice, double-glazed picture window giving views over the garden and UPVC double-glazed French doors opening onto the patio.

Sitting Room

14'1" max x 11'5" (4.29m max x 3.48m)

Double radiator, decorative ceiling cornice and UPVC double-glazed corner window to the front.

Dining Room/Home Office

13'0" x 10'10" (3.96m x 3.30m)

Open gas grate fire with stone surround. Wood faced flooring, double radiator, ceiling coving and UPVC double glazed bay window to the front.

Kitchen/Breakfast Room

13'3" max x 15'5" max (4.04m max x 4.70m max)

Marble worktops with built-in 1.5 bowl built-under sink. Range of wood fronted units to include base cupboards, base drawers, pan drawers, pull out tall cupboards and wall mounted cupboards. Range of appliances including Neff double oven, Neff five burner gas hob, stainless steel filter hood, Beko integrated dishwasher, integrated fridge and fitted microwave. UPVC double-glazed window overlooking the rear garden. Doors lead off to both the utility room and walk-in pantry/store.

Pantry/Store

UPVC double-glazed windows to the side. Boiler cupboard housing the Worcester gas central heating boiler and a large capacity pressurised hot water cylinder.

Utility Room

14'0" x 8'3" (4.27m x 2.51m)

Range of fitted base storage cupboards and tall storage units to match the kitchen. Marble worktop with built under sink. Ceramic tile floor, vertical radiator, plumbing for washing machine, further under-counter appliance space, UPVC double-glazed windows to the side and rear and UPVC double-glazed door giving access to the rear garden.

First Floor Landing

Loft access, UPVC double-glazed window to the side and doors off to:

Bedroom 1

16'7" max x 9'11" (5.05m max x 3.02m)

Fitted wardrobes with matching low-level storage drawers. Radiator, UPVC double-glazed window overlooking the rear garden, Velux double glazed skylight and door leading to ensuite.

En Suite Shower Room

Large shower area, WC with concealed system and vanity unit with wash bowl sink. Chrome towel radiator, Velux double-glazed skylight, vinyl tiled floor and extractor fan.

Bedroom 2

14'4" max x 14'0" max (4.37m max x 4.27m max)

Double radiator, under-eaves storage access and two UPVC double-glazed windows to the rear.

Bedroom 3

12'10" max x 11'6" max (3.91m max x 3.51m max)

Built-in wardrobes, double radiator and UPVC double-glazed bow window to the side.

Bedroom 4

11'2" x 11'1" max (3.40m x 3.38m max)

Double radiator, built-in wardrobes and UPVC double-glazed window to the front.

Shower Room

With modern white suite comprising vanity wash basin, WC with concealed system and large shower. Chrome towel radiator, Velux double-glazed skylight, vinyl tile floor and extractor fan.

Outside - Front

The house is set back from the road behind a screen of shrubs with a through in and out driveway providing ample parking and giving access to the tandem garage. A side gate gives access on foot to the side of the house where there is a timber garden shed.

Tandem Garage

33'0" long x 9'11" max width (10.06m long x 3.02m max width)

Powered roller door to front, rear personnel door, rear window, power sockets and fluorescent lighting.

Rear Garden

A large mature garden that is a real feature of the house with lots of space for entertaining in the warmer months and for children to play. A full width slabbed patio extends across the rear of the house with lawn beyond. Shaped well stocked borders. Wendy house, garden shed and aluminium framed greenhouse.

Council Tax Band

West Northamptonshire Council. Council Tax Band F.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.







This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Present
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(12 plan) A	B	(12 plan) A	
(11-11) B	C	(11-11) B	
(10-10) C	D	(10-10) C	
(9-9) D	E	(9-9) D	
(8-8) E	F	(8-8) E	
(7-7) F	G	(7-7) F	
(1-1) G		(1-1) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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