

**22 Bibury Crescent
Boothville
NORTHAMPTON
NN3 6AG**

£230,000



- **REFITTED MODERN KITCHEN**
- **NO UPPER CHAIN**
- **DRIVEWAY TO DETACHED GARAGE**
- **DOUBLE GLAZING**

- **STYLISH REFITTED SHOWER ROOM**
- **LONG REAR GARDEN**
- **GAS RADIATOR HEATING**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain. Set in a crescent in Boothville, with a large rear garden and a detached garage, this semi detached bungalow has been updated and remodelled by the current owners. The accommodation now comprises an entrance hall, sitting room, large main bedroom, second bedroom currently used as a utility, stylishly refitted kitchen and a modern refitted shower room. There is a garden to the front, a driveway to the side leading to the garage with power connected and a patio to the rear leads to a considerably generous rear garden. Benefits include uPVC double glazing, gas fired radiator heating and stairs rising up to a boarded out loft with Velux style skylight windows.

Entrance Hall

Entered via a composite door in a storm porch to the side, laminate flooring and radiator.

Sitting Room

12'9 x 10'5 (3.89m x 3.18m)

Double glazed bay window to the rear aspect, radiator, laminate flooring, television point.

Kitchen

9'6 x 7'5 (2.90m x 2.26m)

Two double glazed windows to rear aspect, double glazed door to side aspect. Refitted with a range of wall and base level units with work surfaces, inset sink and drainer, built-in oven and hob, laminate flooring, space for a large fridge freezer.

Bedroom Two

9'2 x 7'5 (2.79m x 2.26m)

Double glazed box bay window to front aspect, stairs rising to attic, currently used as a utility room with plumbing for a washing machine and space for an electric drier, radiator.

Bedroom One

13'6 into bay x 10'5 (4.11m into bay x 3.18m)

Double glazed window to front aspect, radiator and laminate flooring.

Shower Room

Double glazed window to side aspect, refitted with a modern suite comprising: a low level WC, walk in shower cubicle and a wash basin with vanity unit.

Attic Room

14'0 x 12'9 (4.27m x 3.89m)

Velux windows to front and rear aspect and eaves storage space.

Front Garden

Off road parking and lawn area

Rear Garden

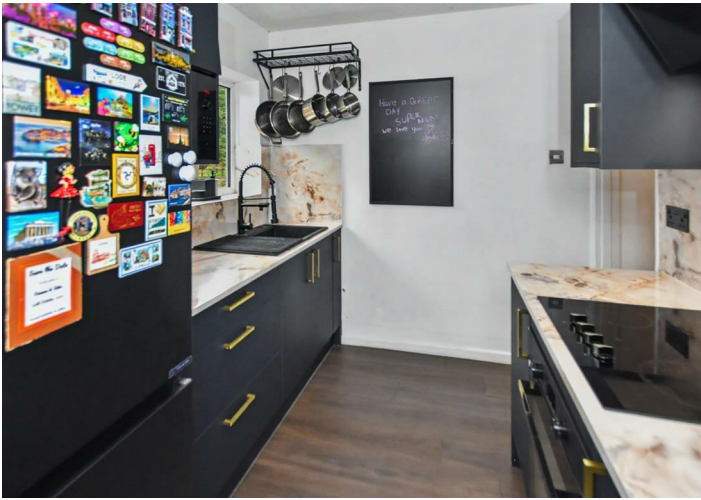
Two tier garden, paved patio area picket fence with gated access stepping down to lawn area, enclosed by wooden panel fencing.

Garage

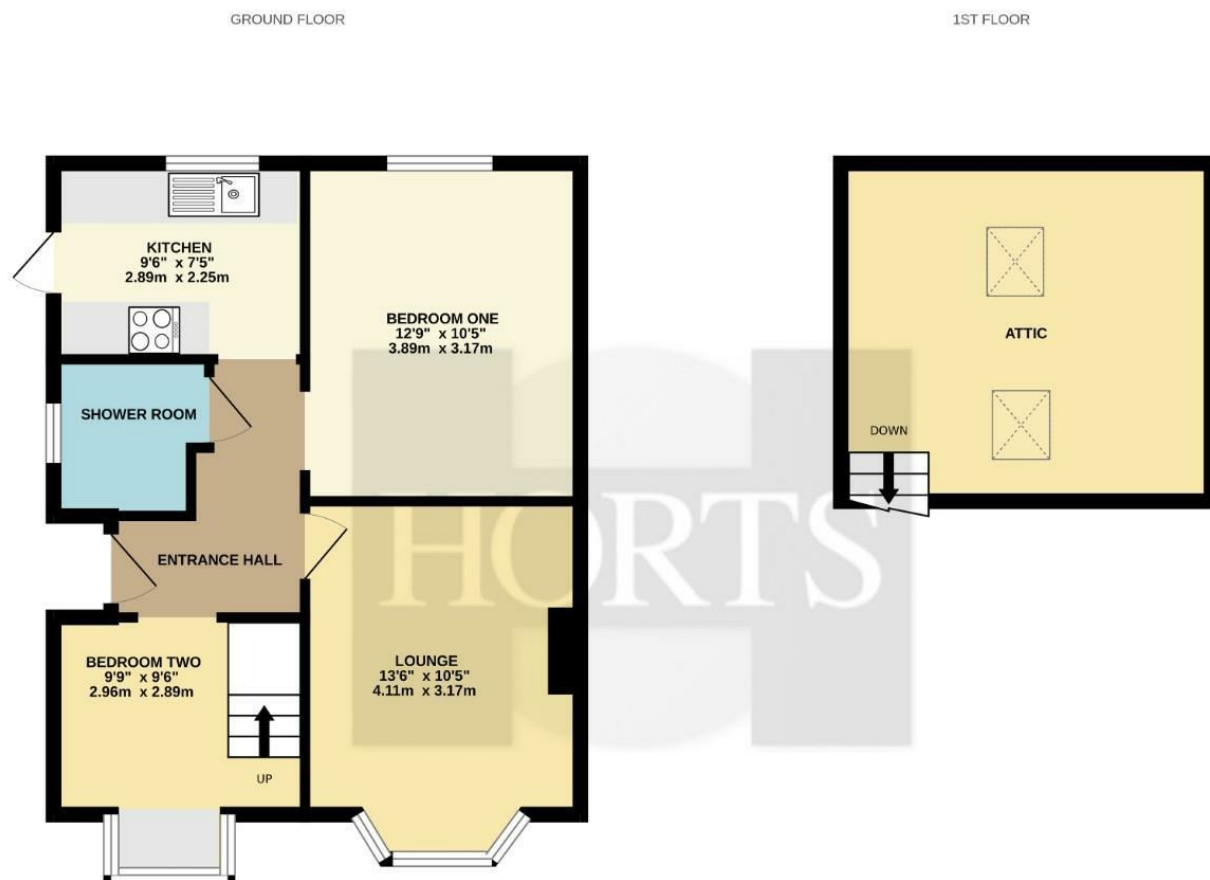
Up and over door, power cable to the garage from the house.

Agents Notes

Local Authority Northants Council
Council Tax Band C

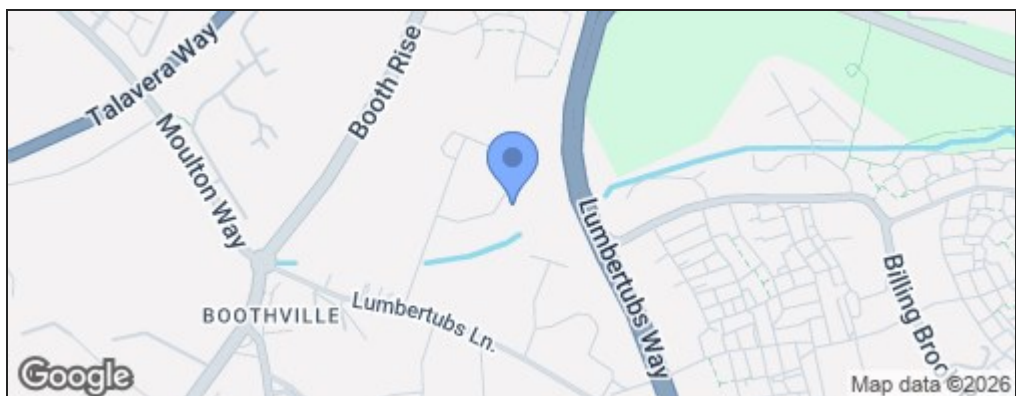






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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