



**EDWARD KNIGHT**  
ESTATE AGENTS

**21 Booth Rise, Northampton. NN3 6HP**

**£430,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Edward Knight Estate Agents are pleased to offer to the market this rare opportunity to purchase a mature and well maintained three bedroom detached Bungalow situated on the sought after Booth Rise. In brief the accommodation comprises; entrance hall, three double bedrooms, lounge/diner, kitchen/breakfast room and a family bathroom. To the first floor is a large loft room. Externally there are large gardens to both the front and rear, with the front garden being laid to block pavement providing ample amount of off road parking leading to a single garage. To the rear is a large enclosed garden mostly laid to lawn with a large pond and pump house to the rear. This property further benefits from UPVC double glazing with plantation shutters throughout, gas central heating, CCTV and alarm system. Early viewing highly recommended to appreciate the size and condition of this home.

## FEATURES

- Detached Bungalow
- Immaculately Presented Throughout
- Three Double Bedrooms
- Large Garden
- Garage and Driveway
- Popular Location
- Double Glazing & Gas Radiator Heating Throughout
- CCTV System
- Council Tax Band - D



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Entry via Upvc door. Radiator. Coving. Doors into:

#### Kitchen/Breakfast Room

22' 0" x 9' 5" (6.71m x 2.87m)

#### Lounge/Diner

24' 5" x 11' 5" (7.44m x 3.48m) Double glazed French doors to the rear aspect. Double glazed windows to the side aspect. Feature fireplace. Radiator. Coving.

#### Bedroom One

15' 2" x 11' 5" (4.62m x 3.48m) Double glazed windows to the front and side aspect with plantation shutters. Coving. Radiator.

#### Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed Bay window to the front aspect and double glazed window to the side aspect all benefiting plantation shutters. Built in wardrobes and draws. Radiator. Coving.

#### Bedroom Three

11' 11" x 8' 4" (3.63m x 2.54m) Double glazed window to the side aspect with plantation shutters. Coving. Radiator.

### Bathroom

Four piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath and an enclosed shower cubicle. Radiator. Large storage cupboard. Fully tiled. Obscured double glazed window to the rear aspect.

### First Floor

#### Loft Room

28' 10" x 14' 6" (8.79m x 4.42m) Double glazed window to the rear aspect. Radiator.

### Externally

#### Front Garden

Fully blocked paved driveway for ample amount of parking.

#### Rear Garden

Patio area leading on to a large lawn with a pathway leading to the rear of the garden. To the rear of the garden is a brick built pump house with power and lighting and a timber built shed with power and lighting. Mature shrubs and trees. Side gate leading to the front aspect.

#### Garage

23' 9" x 10' 7" (7.24m x 3.23m) Two up and over doors to both the front and rear aspect. Upvc doors to both the front and rear aspect. Power and lighting.

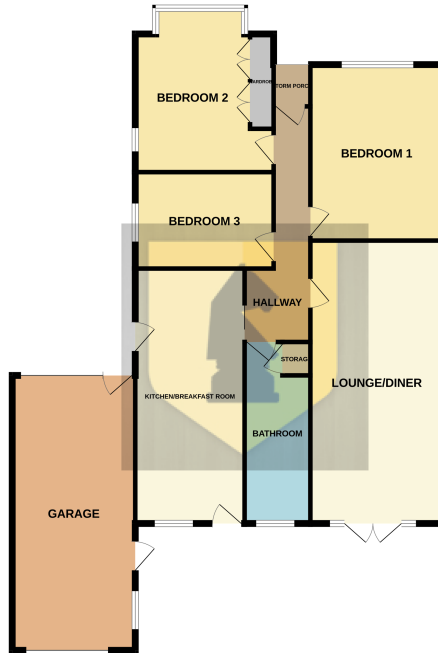






# FLOORPLAN & EPC

GROUND FLOOR  
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, ceilings 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+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	