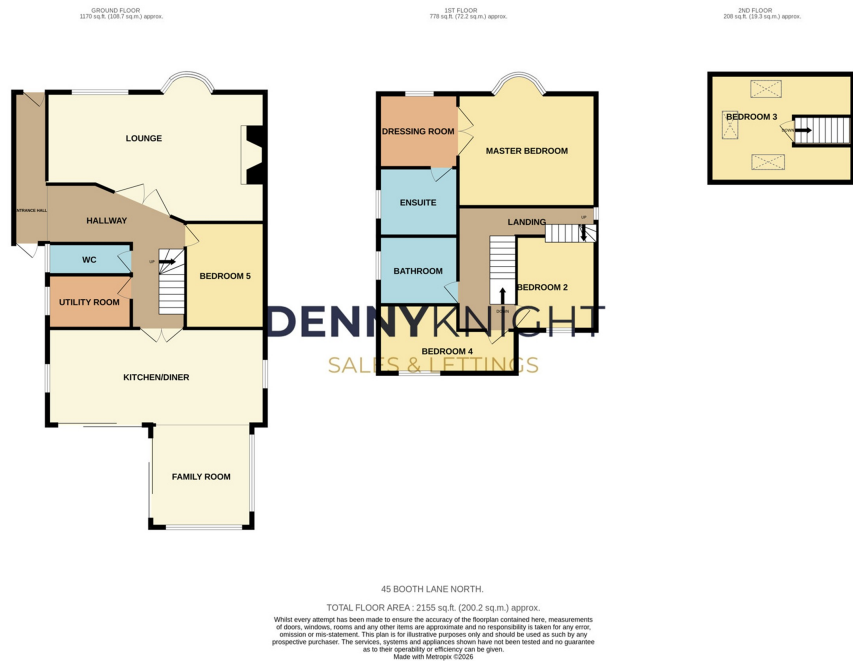


Make the right move!



45 Booth Lane North, Northampton. NN3 6JH. £550,000 Freehold

Edward Knight are delighted to offer for sale this exceptional five-bedroom double bay-fronted detached family home, occupying a generous plot on the ever-popular Booth Lane North.

Beautifully presented throughout and offered with no onward chain, this substantial home delivers an outstanding balance of space, style and versatility, making it perfectly suited to modern family living.

Designed around the way families live today, the accommodation effortlessly caters for everything from busy weekday routines to relaxed

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Entrance Hall

Leading to ground floor accommodation with stairs leading to first floor. Underfloor heating. Door leading to rear garden.

Living Room

Large lounge to the front of the property with large bay window, feature fireplace & log burner. Underfloor heating.

Kitchen/Dining/Family Room

Undoubtedly the heart of the home, this exceptional open-plan kitchen/dining/family room has been thoughtfully designed for both everyday family life and entertaining. Beautifully appointed with a comprehensive range of eye and base level units, Corian work surfaces, a seven-ring range cooker and an integrated dishwasher, the kitchen is centred around an island incorporating breakfast seating. Underfloor heating. Two sets of bi-fold doors flood the room with natural light and open directly onto the patio, creating a seamless transition between indoor and outdoor living.

Utility Room

System boiler and megaflow. Space and plumbing for washing machine and tumble dryer. Underfloor heating.

Bedroom Five / Study

A comfortable fifth bedroom, ideal guest room or home office. Underfloor heating.

Cloakroom

Fitted with a WC and wash hand basin.

FIRST FLOOR

Landing

Generous landing providing access to all first-floor accommodation. Stairs leading to second floor. Underfloor heating.

Principal Bedroom

A generous double bedroom with access to the dressing room en-suite shower room. Underfloor heating. Attractive bay window,

Dressing Room

Fitted storage units. Underfloor heating.

Ensuite

Comprising a shower enclosure, roll-top bath, WC and wash hand basin. Underfloor heating.

Bedroom Two

A good-sized double bedroom positioned to the rear of the property. Underfloor heating.

Bedroom Four

Double bedroom positioned to the rear of the property. Underfloor heating.

Family Bathroom

Fitted with a four-piece suite comprising shower enclosure, roll-top bath, wash hand basin and WC. Underfloor heating.

SECOND FLOOR

Bedroom Three

Double bedroom with 3 velux windows, underfloor heating and eaves storage.

EXTERNALLY

Garage

Single garage with power and light connected.

Driveway

Large block paved driveway for multiple vehicles. EV charging point.

Rear Garden

The private, landscaped rear garden has been thoughtfully designed to provide the perfect outdoor space for both relaxing and entertaining. A generous patio offers an ideal setting for al fresco dining, while the well-maintained lawn is complemented by raised beds and established borders stocked with a variety of plants and shrubs, creating an attractive backdrop throughout the seasons.

