

29 Booth Rise
Northampton
NN3 6HP

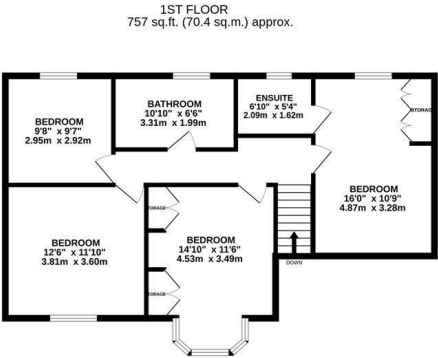
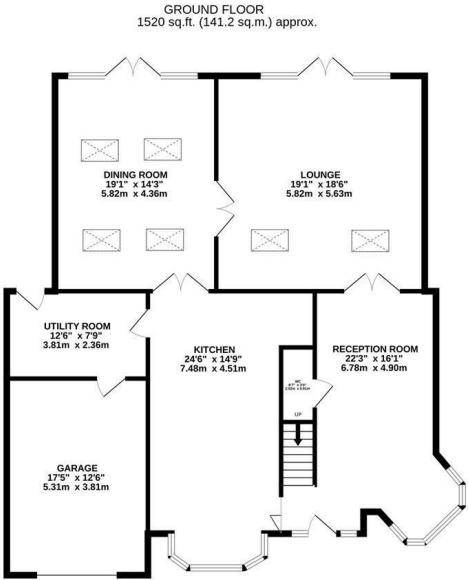
OFFERS OVER £625,000



OSCAR JAMES

...expect excellence

FLOOR PLANS



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 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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AT A GLANCE...



3 Reception Rooms



Reffitted Kitchen



Four Double Bedrooms



En Suite To Master



Large Mature Garden



Off Road Parking For Several Vehicles.



WHAT'S GREAT?

Spanning approximately 2,278 sq. ft., Oscar James are delighted to offer this beautifully presented and extended four double bedroom detached family home, superbly positioned on the ever-popular Booth Rise. With the A43 close by and local schools and the college within walking distance, the location is ideal for both families and commuters.

The property provides exceptionally versatile living accommodation, beginning with a spacious entrance lobby featuring a log burner — formerly the main lounge and easily adaptable as an additional reception room. Double doors lead through to the impressive principal living room, showcasing a contemporary media wall, feature windows and French doors opening onto the rear garden. Parts of the ground floor further benefit from underfloor heating, enhancing comfort and efficiency.

This space flows seamlessly into a bright and generous dining/family room, perfect for entertaining, enhanced by Velux windows and French doors that allow natural light to flood the room. The refitted kitchen/breakfast room offers an abundance of storage and worktop

space, together with a dedicated recess for a range cooker. A separate utility room adds further practicality and provides access to both the garage—currently being utilised as a home gym—and the rear garden, while a cloakroom completes the ground floor.

To the first floor are four well-proportioned double bedrooms, including a spacious principal bedroom with en-suite shower room and built-in wardrobes, alongside a modern family bathroom.

Externally, the property is further enhanced by an elegant and mature rear garden, thoughtfully landscaped and featuring established planting and fruit trees, creating a private and tranquil setting. A substantial patio provides the ideal space for outdoor dining and entertaining, while an outbuilding with its own electrical supply offers excellent flexibility, perfectly suited as a home office, studio or private workspace.

...expect excellence



SELLER'S SECRET

We love the downstairs space and the ability to host large family gatherings without ever feeling on top of each other. The garden is peaceful and private, creating a perfect place to relax and unwind. There's also plenty of parking for guests, so everyone can visit without worrying about where to leave their car.



Why we like it....

This beautifully proportioned property offers a warm, homely family feel throughout. We were particularly impressed by the generous plot, featuring a substantial footprint, ample off-road parking, and a large rear garden ideal for family living and entertaining.

OSCAR JAMES

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To buy or not to buy....
