



ARCHWAYS  
REAL ESTATE





Lumbertubs Lane, Northampton NN3 6AH  
Offers Over £600,000 - Freehold



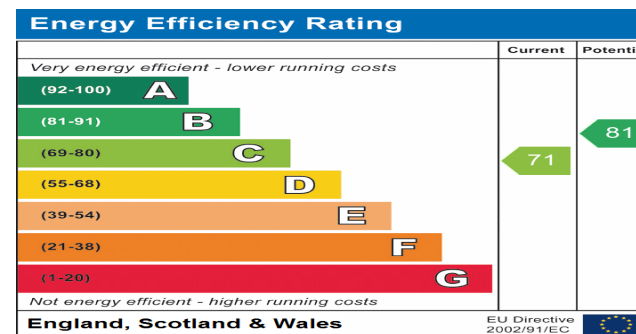
## PROPERTY DESCRIPTION

Archways Real Estate are proud to present this stunning, 3/4 bedroom detached property offering some amazing entertaining space. Hidden behind mature trees Lumbertubs Lane is a highly desirable and sought after road in Boothville, Northampton. The accommodation briefly comprises; entrance hall, large living room with inglenook fireplace and multi-fuel burner, a generous office/fourth bedroom, dining room, family room, stunning island kitchen, large utility, WC and Cloakroom. On the first floor are three double bedrooms and beautiful family bathroom. Outside the property benefits from front and rear gardens, with ample off road parking to the front leading to a tandem garage. The rear garden is well maintained, laid to lawn, patio and a composite deck leading to a superb bar & games room which makes for an incredible entertaining space for friends and family.

Lumbertubs lane is ideally positioned within easy reach of local amenities, Weston Favel & Riverside shopping centres, fantastic road links to A43/A45 & M1 and sits close to some highly regarded primary and secondary schools.

## POINTS OF INTEREST

- 3/4 Bedroom Detached House
- Highly Desirable And Sought After Area Of Boothville
- Tandem Garage And Ample Off Road Parking
- An Amazing Bar & Games Room
- Large Living Room With Inglenook Fireplace
- All Double Bedrooms
- Three Toilets And Family Bathroom
- Stunning Island Kitchen
- Potentially No Upward Chain

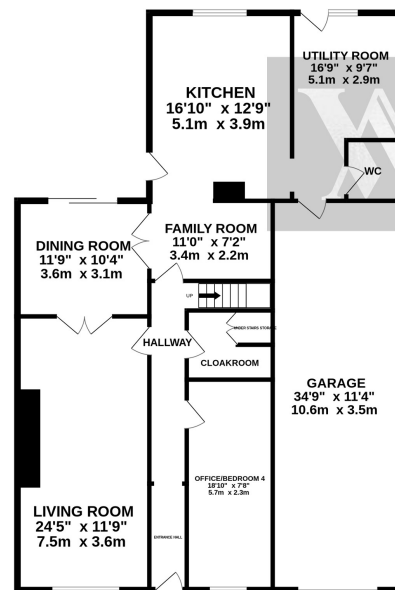
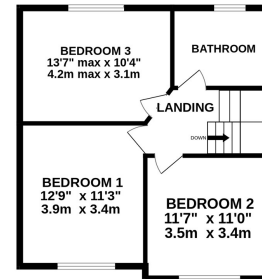




GROUND FLOOR  
1972 sq.ft. (183.2 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.2 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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