

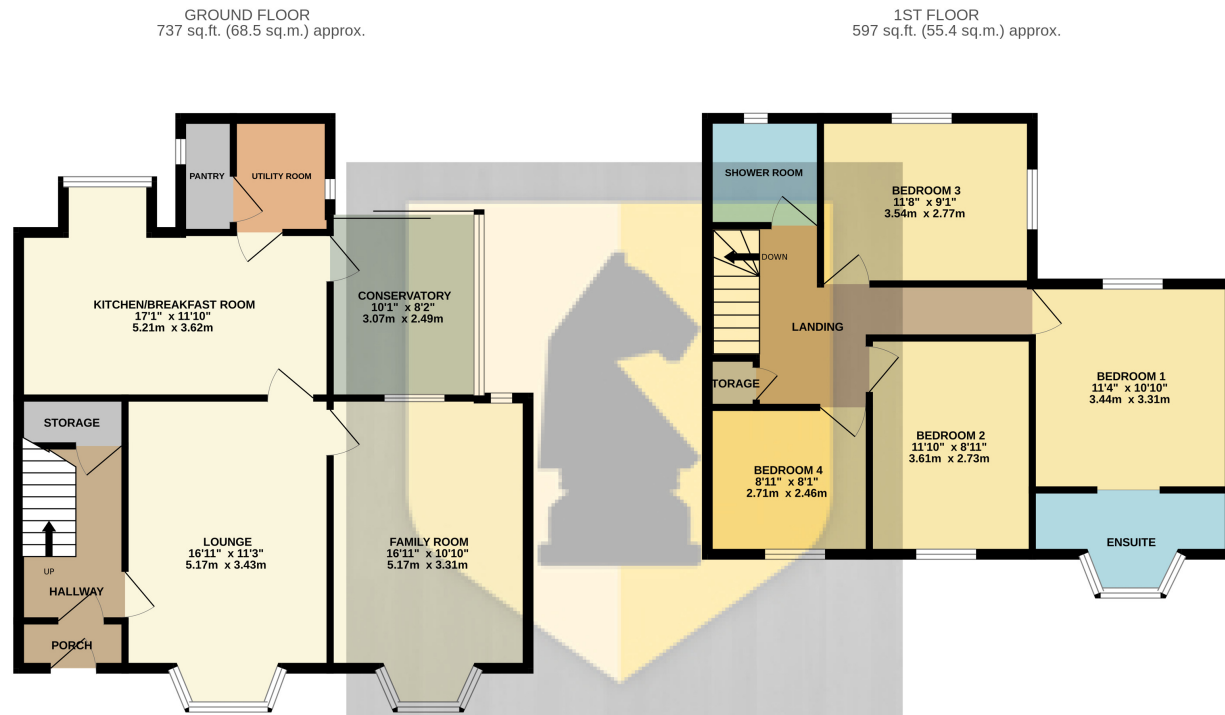
Make the right move!



**25 Beech Grove, Northampton. NN3 6JX.**

**£425,000 Freehold**

Edward Knight Estate Agents are excited to present this expanded and upgraded four-bedroom semi-detached family residence located in the sought-after area of Boothville. The property offers convenient access to local schools, Weston Favell Shopping Centre, and the A43. The home features an entrance porch, hallway, living room, dining room, conservatory, contemporary kitchen, utility room, and four upstairs double bedrooms, including an ensuite for the master, alongside a family bathroom. Externally, the property boasts a spacious enclosed rear garden with both lawn and patio spaces, as well as a low-maintenance front area with a driveway that accommodates off-road parking for three vehicles and includes a single garage. Additional advantages are the uPVC double glazing and gas radiator central heating.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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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

### Porch

Entry via UPVC double glazed door. Door into:

### Hallway

Stairs to first floor landing. Under stairs storage cupboard. Door to:

### Lounge

4.57 x 3.57 (14'11" x 11'8") - Feature fireplace. Coving. Double glazed bay window to front aspect. Doors to:

### Dining Room

5.15 into bay x 3.30 (16'10" x 10'9") - Double glazed bay window to front aspect. Window to rear aspect. Radiator

### Kitchen/Breakfast Room

5.52 x 2.81 (18'1" x 9'2") - Fitted kitchen with a range of wood fronted base and wall mounted units with work surfaces over. Inset single drainer sink unit with mixer tap over. Double oven and hob. Integrated dishwasher. Wall mounted combi boiler. Tiled floor. Double glazed window to the rear aspect. Door to WC/Utility.

### Utility Room/WC

Double glazed window to side aspect. Low level WC. Wall and base mounted unity. Inset single sink with mixer taps. Tiled floor. Door to Pantry.

### Conservatory

3.15 x 2.50 (10'4" x 8'2") - UPVC construction. Tiled floor. Sliding double glazed doors to rear garden.

## First Floor

### Landing

Storage cupboard. Access to the loft. Doors into:

### Bedroom One

11' 4" x 10' 9" (3.45m x 3.28m) Double glazed bay window to front aspect. Double glazed window to rear aspect. Archway leading to:

### En Suite

Three piece suite comprising: Vanity unity with WC and Sink. Free standing bath. Enclosed shower cubicle. Tiled floor with underfloor heating. UPVC double glazed bay window to the front aspect.

### Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m) UPVC Double glazed window to the rear aspect. Radiator.

### Bedroom Three

11' 10" x 8' 10" (3.61m x 2.69m) UPVC Double glazed window to front aspect. Radiator.

### Bedroom Four

9' 0" x 8' 2" (2.74m x 2.49m) UPVC Double glazed window to front aspect. Radiator.

### Bathroom

Three piece suite comprising: Walk in shower cubicle. Vanity unit comprising: Low flush Wc and Sink. Tiled flooring. Heated towel rail. Obscure double glazed window to rear aspect.

## Externally

### Front Garden

Stone wall to front, block paved driveway with off road parking leading to garage, side gate

### Garage

Attached single garage, timber doors, uPVC doors with wooden frame.

### Rear Garden

Large rear garden, mainly lawned with flower and shrub borders, small fence separating children's play area laid with bark, large patio area,

