



Morrisons Supermarket and Bradlaugh Fields. At Boothville there is a local Newsagents, Convenience Store, hairdressers and various take aways. There is a further Convenience Store and Off Licence located in Booth Lane. The Weston Favell Shopping Centre is located a short distance away and offers a variety of high street and independent shops, restaurants and hairdressers including Tesco. Local schooling includes primary schooling at Boothville Primary School in Booth Lane North with secondary schooling at Weston Favell School, Thomas Becket RC Upper School on the Kettering Road North and Northampton School for Girls in Spinney Hill Road.

**PRICE INFORMATION**

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

**BUYERS ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

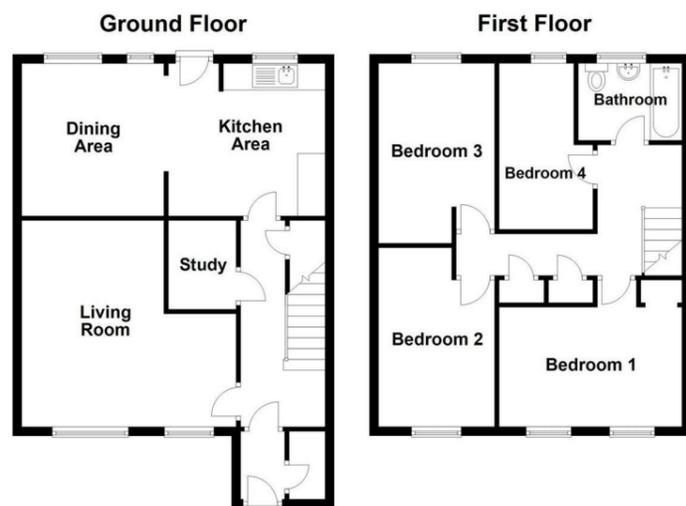
**HOW TO GET THERE**

From Northampton take the A45 dual carriage way in an easterly direction taking the first junction onto Lumbertubs Way. Continue along this road and under the fly over for Weston Favell shopping centre and at the next roundabout take the third turning on the right into Tonmead Road and take the third right into Longueville Court where the property can be found at the bottom on the right hand side.

**AGENTS NOTE**

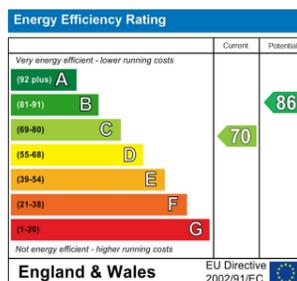
The photographs used are from when the property was refurbished by the present owners and before the tenants moved in.

**DOIMB25032026/0333**



Not to scale. For illustrative purposes only

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16 Longueville Court, Lumbertubs, Northampton, NN3 8HJ



**For Auction - Guide £175,000 to £200,000**

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £175,000 to £200,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 4TH APRIL

A very well maintained and refurbished four bedroom end of terrace property situated in a quiet cul de sac in the popular residential area of Lumbertubs. The accommodation comprises entrance porch, entrance hall, lounge, study, kitchen/diner and to the first floor there are four bedrooms and a family bathroom. Outside there is a front and rear garden with parking spaces close by. The property is currently rented out on an Assured Shorthold Tenancy at a rent passing of £1,395 per calendar month with an 8.37% rental yield at the top end of the guide price making the property an ideal turn key rental investment. The property also had full planning permission granted for a six bedroom H.M.O. in 2022 which expired in 2025.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

# 16 Longueville Court, Lumbertubs, Northampton, NN3 8HJ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Enter via a UPVC double glazed front door with window to the side, storage cupboard and door to:-

#### ENTRANCE HALL

167 x 63

Stairs rising to the first floor, under stairs storage cupboard, radiator and doors leading to:-

#### LOUNGE

160 x 15'2

Two UPVC double glazed windows to the front and radiator.



#### DINING AREA



#### STUDY

5'6 x 5'0

Power and lighting.

### KITCHEN/DINER

22'6 x 9'9

A re-fitted range of base and eye level units, modern worktops with tiled splash backs, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, gas wall mounted combination boiler, UPVC double glazed window to the rear and UPVC double glazed door to the rear garden.



### FIRST FLOOR

#### LANDING

Loft access, three storage cupboards and doors leading to:-

#### BEDROOM ONE

13'6 x 10'5

Two UPVC double glazed windows to the front and radiator.



#### BEDROOM TWO

13'2 x 8'7

UPVC double glazed window to the front and radiator.



#### BEDROOM THREE

13'7 x 8'6

UPVC double glazed window to the rear and radiator.



#### BEDROOM FOUR

11'3 x 7'8

UPVC double glazed window to the rear and radiator.

### BATHROOM

7'7 x 5'5

Refitted suite comprising P shaped bath with rain head shower and hand held shower attachment, glass screen, WC, wash hand basin, chrome wall mounted towel radiator, tiled splash backs, extractor and UPVC double glazed window with obscure glass to the rear.



### OUTSIDE

#### FRONT GARDEN

Mainly laid to gravel with pathway to the front door.

#### REAR GARDEN

With patio area, raised graveled bed and a raised lawn bed. The majority of the garden is mainly laid to lawn with brick built outbuilding, enclosed by brick walling, rear pedestrian gate and the rear garden has a high degree of privacy and has a sunny aspect.



### PARKING

There is a car park a very short walk from the property.

### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

Convenient for access to Northampton University Campuses,

For further information on viewing call 01604 259773