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Longmynd Drive, Duston  
Northampton  
Northamptonshire, NN5 6DJ  
£339,995 Bungalow

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Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE DELIGHTED TO WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED DORMER BUNGALOW, FINISHED TO AN IMPRESSIVE STANDARD THROUGHOUT. OFFERING GENEROUS ACCOMMODATION, OFF ROAD PARKING AND A STUNNING LANDSCAPED REAR GARDEN WITH EXPANSIVE DECKING AND OUTBUILDINGS, IDEAL FOR ENTERTAINING AND COMFORTABLE MODERN LIVING. FURTHER BENEFITTING FROM VERSATILE LIVING SPACES, EXCELLENT STORAGE, AND A DESIRABLE RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- BEDROOM

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#### FIRST FLOOR

- BEDROOM
- BEDROOM
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

The ground floor is well arranged and full of character, with wooden floors and wooden door throughout. A welcoming entrance hall provides access to a stylish ground floor shower room and the main living spaces. To the front, the comfortable lounge features an attractive exposed brick feature wall and opens into a separate dining room, also positioned at the front of the property, creating an ideal space for entertaining. To the rear, the fitted kitchen is well appointed with ample storage and worktop space and enjoys views over the garden. The ground floor is completed by a generous double bedroom, offering flexible living for guests, downsizers or those requiring ground floor accommodation

To the first floor are two well proportioned bedrooms and a modern shower room. The principal bedroom is a generous double, benefiting from built in wardrobe space and a pleasant outlook, creating a comfortable and relaxing retreat. The second bedroom is also a good sized double, ideal for family members, guests or use as a home office. Completing the first floor is a stylish bathroom fitted with a contemporary white suite, including a bath with shower over, complemented by modern tiling and fittings. The first floor provides flexible and well balanced accommodation suitable for a range of buyers.

Set back from the road, the property features a block-paved driveway providing off road parking, a bay fronted lounge window and an attractive brick façade, offering strong kerb appeal.

To the rear is a well designed landscaped, low maintenance garden with raised decking, gravelled sections and planted borders, offering privacy and ideal for outdoor entertaining, complemented by a large outbuilding shed, and two further storage units, and enclosed fencing for privacy.

EPC Rating: D. Council Tax Band: C







## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent



## LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

