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Main Road, Duston  
Northampton  
Northamptonshire, NN5 6RA  
**£300,000** Semi-Detached



Department: Sales

Tenure: Freehold



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A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN THE HEART OF THE HIGHLY SOUGHT AFTER VILLAGE OF DUSTON. THIS ATTRACTIVE PROPERTY OFFERS BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT AND IS CONVENIENTLY LOCATED CLOSE TO LOCAL SCHOOLS, AMENITIES, AND TRANSPORT LINKS, THIS CHARMING HOME IS IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE. EARLY VIEWING IS STRONGLY RECOMMENDED.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN

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#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
  - REAR GARDEN
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## THE PROPERTY

The ground floor offers well-balanced and versatile living space. A welcoming entrance hall leads to a comfortable front living room featuring a wood-burning stove, creating a warm focal point. To the rear, a separate dining room opens onto the garden, ideal for everyday living and entertaining. The fitted galley-style kitchen provides ample worktop and storage space with views over the rear garden, completing a practical and inviting ground floor layout.

The first floor offers three well-presented bedrooms and a modern family bathroom. The main bedroom is a spacious double to the front, featuring a character fireplace, while the second double bedroom enjoys a rear aspect. A third single bedroom provides an ideal space for a child, home office or dressing room. The stylish bathroom includes a panelled bath with shower over, vanity wash basin, WC and heated towel rail.

Set back from the road with gravelled driveway providing off-road parking, bay-fronted frontage and modern composite entrance door.

Generous rear garden mainly laid to lawn with mature planting, excellent privacy and detached garden office and summerhouse.

EPC Rating: TBC. Council Tax Band: C











## MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	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
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

## 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 marketed 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)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
884 ft<sup>2</sup>  
82.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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