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Sam Harrison Way, Duston  
Northampton  
Northamptonshire, NN5 6UN  
**£300,000** Semi-Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)



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SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC, THIS WELL-PRESENTED MODERN HOME OFFERS COMFORTABLE AND VERSATILE ACCOMMODATION IDEAL FOR FAMILIES, PROFESSIONALS, OR THOSE SEEKING A WELL-CONNECTED YET PEACEFUL LOCATION.

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#### GROUND FLOOR

- HALLWAY
- WC
- LOUNGE
- KITCHEN/DINING ROOM

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#### FIRST FLOOR

- LANDING
  - BEDROOM ONE
  - EN-SUITE
  - BATHROOM
  - BEDROOM TWO
  - BEDROOM THREE
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#### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN







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## THE PROPERTY

Situated in a quiet residential cul-de-sac, this well-presented modern home offers comfortable and versatile accommodation ideal for families, professionals, or those seeking a well-connected yet peaceful location. The property is thoughtfully laid out, featuring a bright and welcoming living room with French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The fitted kitchen provides ample storage and worktop space and is complemented by a convenient ground floor WC.

Upstairs, the property benefits from two well-proportioned bedrooms, both served by a modern family bathroom, while the principal bedroom enjoys a calm and private outlook and en-suite. The home is neutrally decorated throughout, allowing buyers to move straight in and personalise with ease.

Externally, the property offers off-road parking and a low-maintenance rear garden. Ideally located for local amenities, schools, and transport links, this attractive home represents an excellent opportunity in a popular Northampton location.

EPC Rating: TBC. Council Tax Band: C.





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## 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	Gas Central Heating
Parking	Parking, Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

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## 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, optician and florist. 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.

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## AGENTS NOTES

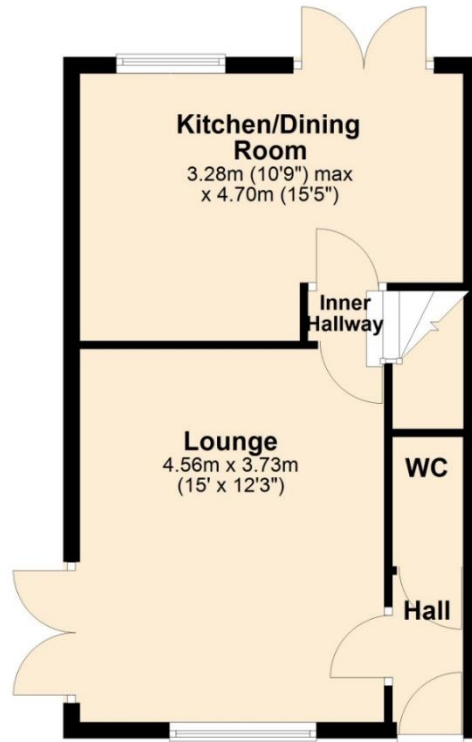
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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)

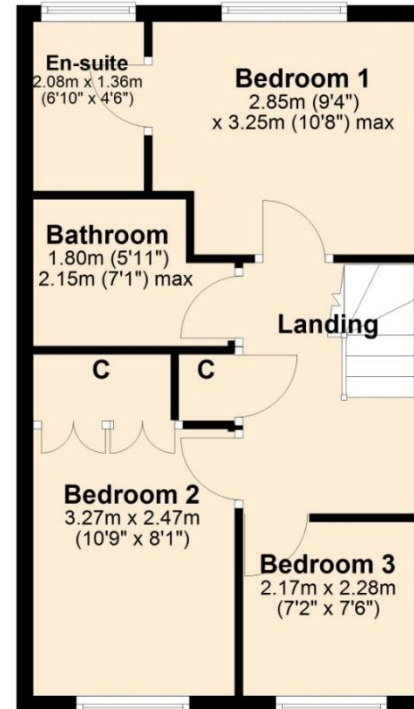
### Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 sq. feet)