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Bollinger Close, Duston  
Northampton  
Northamptonshire, NN5 6EL  
£325,000 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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JACKSON GRUNDY WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED HOME, OFFERING STYLISH AND WELL PLANNED ACCOMMODATION THROUGHOUT. THE PROPERTY FEATURES A WELCOMING ENTRANCE HALL, A SPACIOUS LOUNGE WITH LOG BURNING STOVE AND FRENCH DOORS OPENING ONTO THE REAR GARDEN, AND A CONTEMPORARY KITCHEN WITH SEPARATE DINING AREA IDEAL FOR EVERYDAY LIVING AND ENTERTAINING. UPSTAIRS

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#### GROUND FLOOR

- HALLWAY
- DINING ROOM
- WC
- LOUNGE
- KITCHEN

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#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER ROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

Jackson Grundy are delighted to welcome to the market this stylish and well planned home, ideal for modern living. A welcoming entrance hall provides access to the principal rooms and staircase.

The spacious lounge features attractive flooring and a striking log burning stove as a central focal point, with French doors opening onto the rear garden. The contemporary kitchen is fitted with sleek units and ample worktop space, complemented by a separate dining area perfect for family meals and entertaining. There is also a modern refitted WC.

The first floor offers comfortable and well-presented accommodation, comprising a generous double bedroom finished in neutral tones and enjoying plenty of natural light. The bedroom benefits from ample space for freestanding furniture. The modern family shower room is fitted with a contemporary white suite, including a walk in shower, wash hand basin and WC, complemented by stylish tiling and a window providing ventilation and light. As something very unique the shower has a built in TV screen.

The property is set back from the road and approached via a smart block paved driveway providing off-road parking. The attractive frontage is neatly presented with mature hedging, potted planting and a modern entrance door, creating excellent kerb appeal. Gated side access leads conveniently to the rear garden.

The rear garden is a standout feature, beautifully landscaped for low maintenance and entertaining. A covered pergola seating area leads onto a generous paved patio, with steps rising to an artificial lawn bordered by established shrubs. A raised decked area provides an additional space for outdoor dining, all fully enclosed for privacy and offering a sunny south facing aspect.

EPC Rating: TBC. Council Tax Band: C







## MATERIAL INFORMATION

Type	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	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)

