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Clickers Place, Duston
Northampton
Northamptonshire, NN5 4EB
£325,000 End of Terrace



Department: Sales

Tenure: Freehold



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A WELL-PRESENTED AND VERSATILE FAMILY HOME OFFERING SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS. THE GROUND FLOOR COMPRISES A WELCOMING ENTRANCE HALL, SEPARATE LOUNGE WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN, AND A FITTED KITCHEN WITH UTILITY ROOM. THE FIRST FLOOR OFFERS TWO WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BENEFITING FROM AN EN-SUITE. THE TOP FLOOR

GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- UTILITY ROOM
- WC

- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO

SECOND FLOOR

- LANDING
 - BEDROOM THREE
-





THE PROPERTY

The ground floor is well arranged and filled with natural light, comprising an entrance hall with stairs rising to the first floor and useful storage. The fitted kitchen offers ample worktop and cupboard space, with a separate utility room located off the kitchen. A separate lounge provides a comfortable living space and features French doors opening onto the rear garden, ideal for entertaining and everyday family living.

The first floor offers a bright and well-presented layout, featuring two generously sized bedrooms finished in neutral tones. Both bedrooms benefit from fitted wardrobes and a modern en-suite shower room. The second bedroom provides flexible use as a guest room or home office. A spacious landing enhances the sense of light and space, with windows to the front, creating a pleasant and practical first-floor arrangement.

The top floor offers two well-proportioned bedrooms, both benefiting from characterful sloping ceilings and natural light, creating comfortable and inviting spaces. Completing this level is a well-appointed bathroom, fitted with a white suite including a bath with shower over, wash hand basin and WC, serving the top floor accommodation.

To the front, the property is set back from the road with an attractive frontage providing a welcoming first impression. To the rear is a private, enclosed garden designed for low maintenance, featuring a paved patio area ideal for outdoor seating, with gravel borders and established planting. The garden enjoys a good degree of privacy and offers a pleasant outdoor space for relaxing or entertaining. Located to the rear of the property is a single garage, providing secure parking or useful additional storage.

We have been advised of the following charges:
 Inspired Property Management - £562 annually
 Land Trust - £257 annually

This information would need to be verified by your chosen legal representative.

EPC Rating: C. Council Tax Band: E.





MATERIAL INFORMATION

Type	House
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	C
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	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)

