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Ingleborough Way, Duston
Northampton, NN5 6DY

£220,000 Terraced



Department: Sales

Tenure: Freehold



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WELL PRESENTED THREE BEDROOM MID TERRACE HOME IN A POPULAR DUSTON LOCATION. OFFERING A MODERN KITCHEN/DINING ROOM, SPACIOUS LOUNGE WITH GARDEN ACCESS, THREE GOOD SIZE BEDROOMS AND A CONTEMPORARY BATHROOM. BENEFITING FROM AN ENCLOSED REAR GARDEN AND CONVENIENT ACCESS TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS. IDEAL FOR FIRST TIME BUYERS OR FAMILIES.

GROUND FLOOR

- LOUNGE
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM/WC
- OUTER PORCH

FIRST FLOOR LANDING

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT & REAR GARDENS
 - GARAGE
-





THE PROPERTY

Situated in a popular residential area of Duston, this well presented three bedroom mid terrace home offers spacious and versatile accommodation ideal for families, first time buyers or investors.

The ground floor features a bright and welcoming lounge with contemporary flooring and an outer porch to the rear garden, creating a perfect space for both relaxing and entertaining. The modern kitchen/dining room is fitted with a range of gloss units, ample worktop space and integrated cooking appliances, with room for a family dining table. A useful entrance porch adds practicality and storage.

Upstairs, the property offers three well proportioned bedrooms, including two generous doubles and a comfortable single, all served by a modern family bathroom with white suite and tiled surround. A convenient ground floor cloakroom further enhances the layout.

Externally, the property benefits from an enclosed rear garden and allocated parking.

Well maintained throughout, this home is ready to move straight into and located close to local schools, amenities and transport links.

EPC Rating: C. Council Tax Band: A





MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band A
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	Central Heating, Gas Central Heating, Gas Heating
Parking	Allocated, 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, No easements/servitudes/wayleaves
Rights and	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)

