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Stephen Bennett Close, Duston  
Northampton  
Northamptonshire, NN5 6PH  
£265,000 Detached

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Department: Sales

Tenure: Freehold



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THE PROPERTY OFFERS BRIGHT AND WELL-PROPORTIONED ACCOMMODATION THROUGHOUT. THE GROUND FLOOR FEATURES A SPACIOUS LOUNGE WITH ATTRACTIVE FIREPLACE AND OPEN ARCHWAY TO THE DINING AREA, LEADING INTO A GENEROUS CONSERVATORY OVERLOOKING THE GARDEN. A FITTED KITCHEN PROVIDES AMPLE STORAGE, WORKTOP SPACE AND REAR ACCESS. UPSTAIRS ARE THREE WELL PROPORTIONED BEDROOMS AND A FAMILY BATHROOM. OUTSIDE, THERE IS A LAWNED FRONT GARDEN WITH PATHWAY AND SIDE ACCESS, AND AN ENCLOSED REAR GARDEN WITH PATIO, LAWN AND USEFUL STORAGE SHED.

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#### GROUND FLOOR

- HALLWAY
- KITCHEN
- LOUNGE/DINING ROOM
- SUN ROOM

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#### FIRST FLOOR

- BEDROOM
- BEDROOM
- BEDROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

The ground floor offers a bright and well proportioned living space, featuring a spacious lounge with attractive fireplace and an open archway leading through to the dining area. From here, doors open into a generous conservatory providing additional reception space and views over the garden. Completing the ground floor is a fitted kitchen with ample storage, worktop space and direct access to the rear garden, ideal for everyday living and entertaining.

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with dual windows allowing plenty of natural light. A further comfortable double bedroom overlooks the rear, while the third bedroom provides an ideal single room, nursery or home office. The accommodation is completed by a family bathroom fitted with a three piece suite including bath with shower over, wash hand basin and WC, all accessed from a bright and airy landing.

The property features a lawned front garden with pathway and side access, while the rear offers an enclosed garden with patio area, lawn, established planting and useful storage shed.

EPC Rating: D. Council Tax Band: C





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## 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	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
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 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.

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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)

