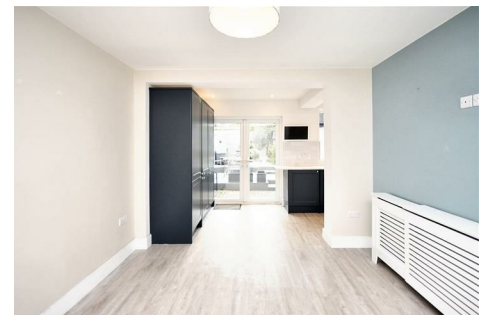


**31 Windsor Crescent  
Duston  
NORTHAMPTON  
NN5 5AP**

**£315,000**



- **THREE BEDROOMS**
- **LOUNGE**
- **DOWNSTAIRS CLOAKROOM**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **EXTENDED AND REFURBISHED**
- **OPEN PLAN KITCHEN/DINER**
- **MASTER WITH EN SUITE**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Extensively refurbished and extended semi detached property offered with vacant possession, in the popular area of Duston, located close to local amenities and Northampton link roads. The accommodation comprises in brief: entrance porch and hall, lounge, extended open plan refurbished kitchen/diner/family area and downstairs cloakroom with potential to be turned into a shower room. To the first floor are three bedrooms, master with en suite, and family bathroom. Additional benefits include gas to radiator central heating, double glazing, front garden providing off road parking, low maintenance rear garden with wheelchair access, and single garage.

## **Ground Floor**

### **Entrance Porch**

Enter via double glazed door with frosted glass.

### **Entrance Hall**

Enter via wooden panel door, stairs rising to first floor, wooden flooring, radiator, fuse box, cupboard housing boiler and washing machine.

### **Cloakroom**

Frosted double glazed window to side aspect, low level W/C, vanity sink unit with storage under, wooden flooring, complimentary tiling, heated towel rail, ceiling spotlights, (potential to turn into extra shower room).

### **Lounge**

10'4" x 14'3" (3.15 x 4.36)

Double glazed box bay window to front aspect, radiator, wooden flooring.

### **Dining Area**

10'6" x 12'1" (3.22 x 3.69)

Wooden flooring, radiator.

### **Kitchen**

15'4" x 7'10" (4.69 x 2.40)

Refitted kitchen comprising base and wall units, pantry cupboard and draws, polycarbonate sink with mixer tap over, dishwasher, fitted stainless steel oven, hob and extractor fan over, complimentary tiling, fitted fridge/freezer, spotlights.

## **First Floor**

### **Landing**

Frosted double glazed window to side aspect, wooden flooring, airing cupboard.

### **Bedroom One**

10'2" x 6'11" (3.12 x 2.11)

Double glazed window to front aspect, radiator, wooden flooring, fitted wardrobe.

### **En Suite**

Frosted double glazed window to rear aspect, walk in shower enclosure, vanity sink unit with storage under, heated towel rail, low level W/C.

### **Bedrom Two**

9'3" x 14'8" (2.84 x 4.48)

Double glazed window to front aspect, radiator, wooden flooring.

**Bedroom Three**

12'0" x 8'3" (3.68 x 2.53)

Double glazed window to front aspect, radiator, wooden flooring.

**Family Bathroom**

Frosted double glazed window to side aspect, panel bath with shower over, low level W/C, vanity sink unit with storage under, complimentary tiling.

**Externally****Front Garden**

Enclosed by hedging, off road parking.

**Garage**

Single garage with up and over door.

**Rear Garden**

Enclosed by wooden panel fencing, low maintenance with wheelchair access, flower and shrub borders, patio area.

**Agents Notes**

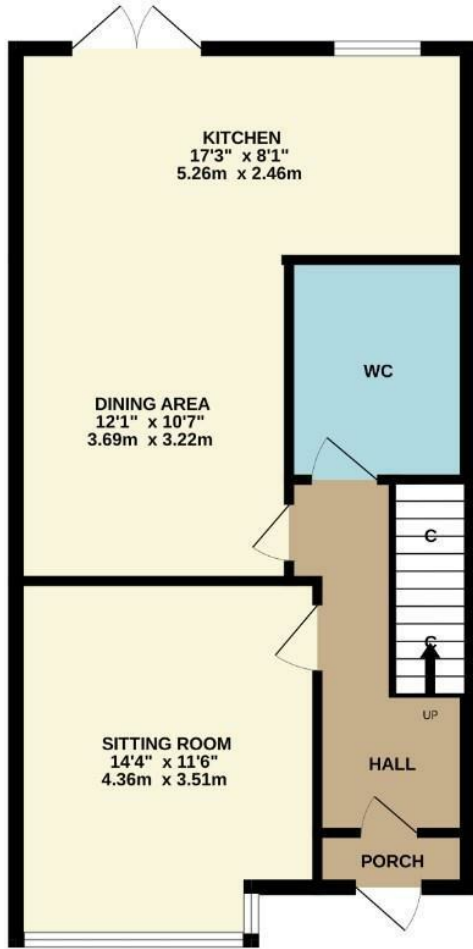
Local Authority: West Northamptonshire

Council Tax Band: C





GROUND FLOOR

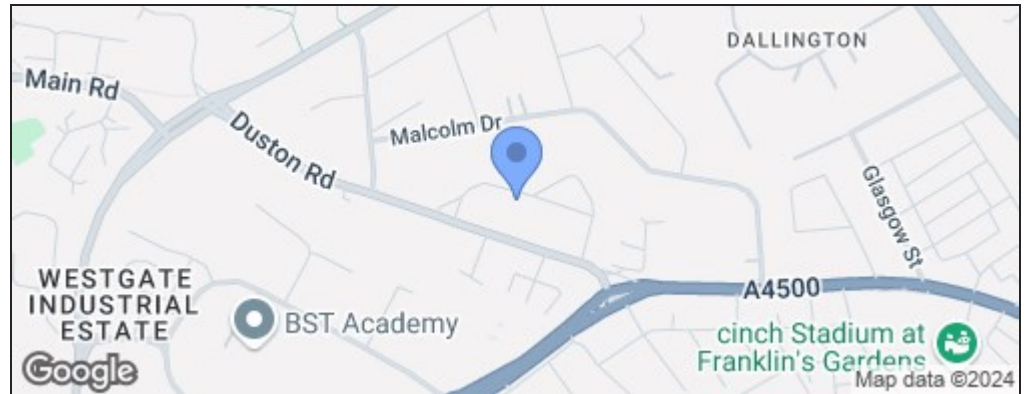


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		65	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.