

**37 Meadow Close
Duston
NORTHAMPTON
NN5 6RH
£250,000**



- NO CHAIN
- WET ROOM
- GARAGE
- CONSERVATORY

- WELL MAINTAINED
- THREE BEDROOMS
- SOUGHT AFTER AREA
- ENERGY EFFECIENCY RATING: TBC

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Offered for sale with no upward chain, this well maintained two/three bedroom semi detached bungalow is located on a popular road in Duston. The property features an entrance porch, entrance hall, lounge, fitted kitchen, wet room and three bedrooms, one of which can be used as a dining room if preferred. Additionally, there is a wooden conservatory.

Externally, the bungalow benefits from enclosed gardens to the front and side, as well as a fully enclosed, low maintenance garden to the rear. The property also includes a single garage. Other features include gas radiator central heating and UPVC double glazing throughout.

Ground Floor

Entrance Porch

Approached via entrance door, door to;

Entrance Hall

Radiator, loft access to roof space, doors to;

Lounge

12'7" excluding the bay x 10'5" (3.86m excluding the bay x 3.19m)

Bay window to the front aspect, feature fireplace, radiator.

Kitchen

9'5" x 7'11" (2.88m x 2.42m)

Window to the side aspect, stainless steel sink unit set into a range of base units, worksurfaces over, tiled splash backs, matching wall mounted units, plumbing for washing machine, space for fridge and freezer and cooker, door to bedroom two/dining room.

Bedroom One

12'10" x 10'5" (3.92m x 3.19m)

Window to the rear aspect, radiator.

Bedroom Three

9'8" x 9'2" (2.97m x 2.81m)

Window to the front, radiator.

Wet Room

Obscure window to the side aspect, modern suite comprising low level wc, pedestal wash hand basin, electric shower with shower curtain, heated towel rail.

Bedroom Two/Dining Room

9'8" x 9'2" (2.97m x 2.81m)

Window to the side aspect, radiator, sliding door to;

Conservatory

6'6" x 6'6" (2.0m x 2.0m)

Timber and glass conservatory with double doors to the rear garden.

Externally

Front and Side Garden

Mainly laid to lawn, stocked with a variety of shrubs, driveway leading to the garage.

Rear Garden

Fully enclosed low maintenance rear garden, gated access.

Garage

Single garage.

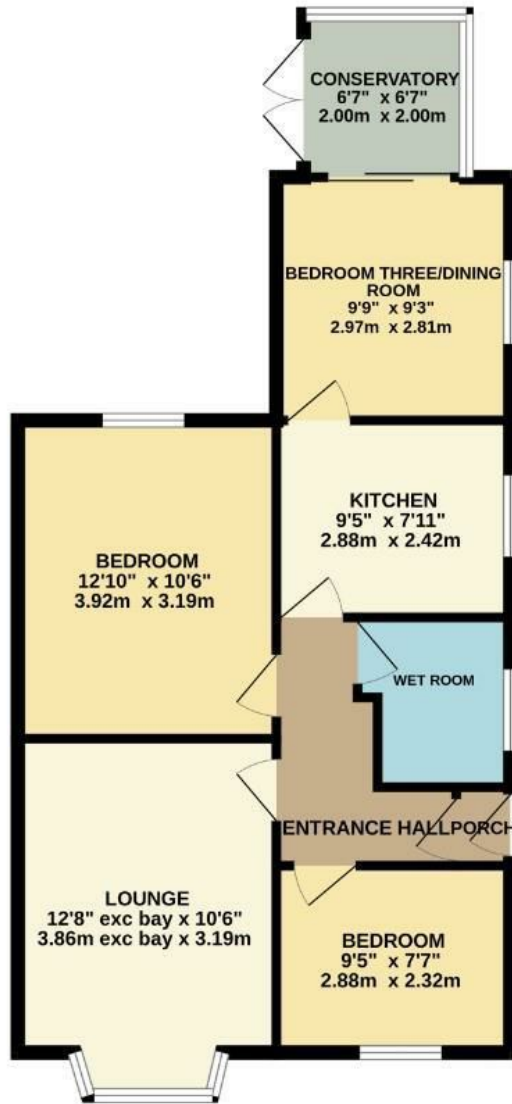
Agents Notes

West Northamptonshire Council

Council Tax band: C



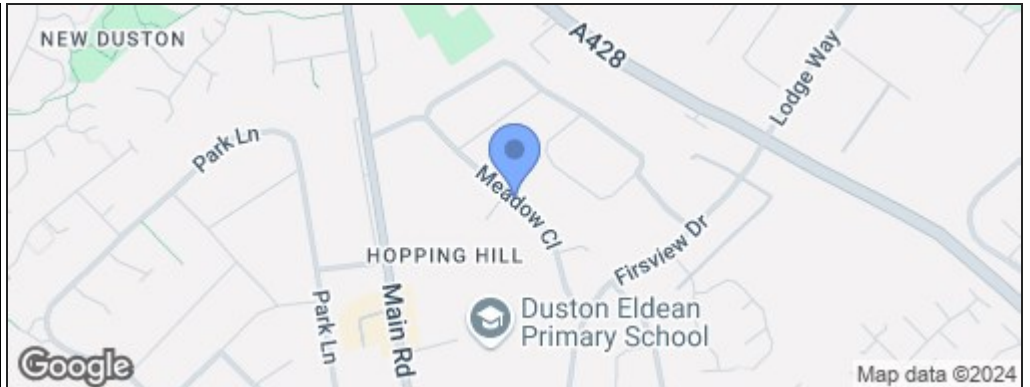
GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.