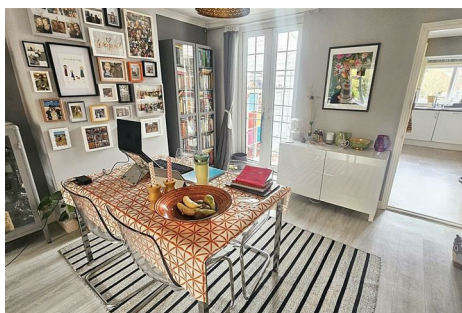


**340 Main Road
Duston
NORTHAMPTON
NN5 6NJ**

£235,000



- **TWO BEDROOM**
- **LOUNGE/DINER**
- **UTILITY/CONSERVATORY**
- **UPVC DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: TBC**

- **MID TERRACE**
- **KITCHEN/BREAKFAST ROOM**
- **LARGE REAR GARDEN**
- **GAS RADIATOR HEATING**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on Main Road in the charming area of Duston, Northampton, this delightful mid-terrace cottage offers a perfect blend of character and modern living. With its older architecture, the property exudes a warm and inviting atmosphere, making it an ideal home for those seeking comfort and style.

Upon entering, you will find a well-presented reception room that serves as a welcoming space for relaxation and entertaining. The room is filled with natural light, creating a bright and airy environment. The cottage features two cosy bedrooms, providing ample space for a small family or professionals looking for a peaceful retreat.

The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines. One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. It is a perfect spot for summer barbecues or quiet evenings under the stars.

This property is ideally located, providing easy access to local amenities and transport links, making it a practical choice for those commuting or seeking the vibrancy of Northampton. With its charming features and spacious garden, this mid-terrace cottage is a rare find and presents an excellent opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

Ground Floor

Entrance Hall

Radiator. Wood effect flooring. Staircase rising to first floor landing.

Lounge/Dining Room

24'8" x 11'9" (7.52 x 3.60)

uPVC double glazed window to front elevation. Open fire. Radiator. Coving, French doors to rear elevation. Radiator. Wood effect laminate flooring. Coving.

Kitchen/Breakfast Room

14'4" x 7'9" (4.37 x 2.37)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work surfaces over. Induction hob with extractor over and double oven. Breakfast bar. Karndean flooring. Space for fridge/freezer. Integrated dishwasher. Door to conservatory. uPVC double glazed window to rear elevation.

Utility Room/Lean Too

9'9" x 6'7" (2.99 x 2.03)

Brick and uPVC construction with French doors to rear elevation. Tiled floor. Space for washing machine and tumble dryer. Wall and base units.

First Floor

First Floor Landing

Doors to:

Bedroom One

14'6" x 15'4" (4.43 x 4.69)

uPVC double glazed window to front elevation. Radiator. Coving. Access to loft space. Exposed floorboards.

Bedroom Two

11'10" x 9'2" (3.63 x 2.81)

uPVC double glazed window to rear elevation. Radiator. Chimney breast.

Bathroom

Suite comprising WC, wash hand basin in vanity unit and corner shower cubicle. Storage cupboard housing combination boiler. Tiling to splash back areas. Tile effect lino. Frosted uPVC double glazed window to rear.

Externally**Rear Garden**

Enclosed by panelled fencing. Decking. Patio and lawn.

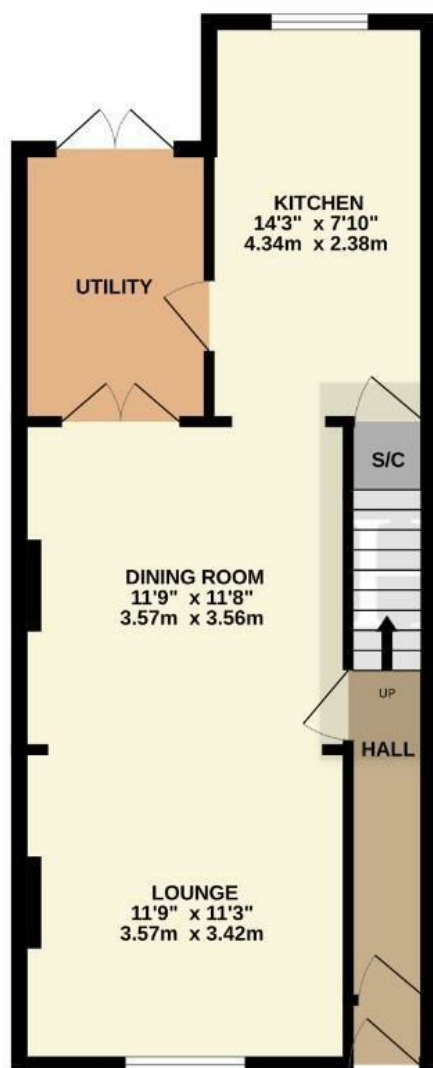
Agents Notes

West Northampton Council Band: TBC

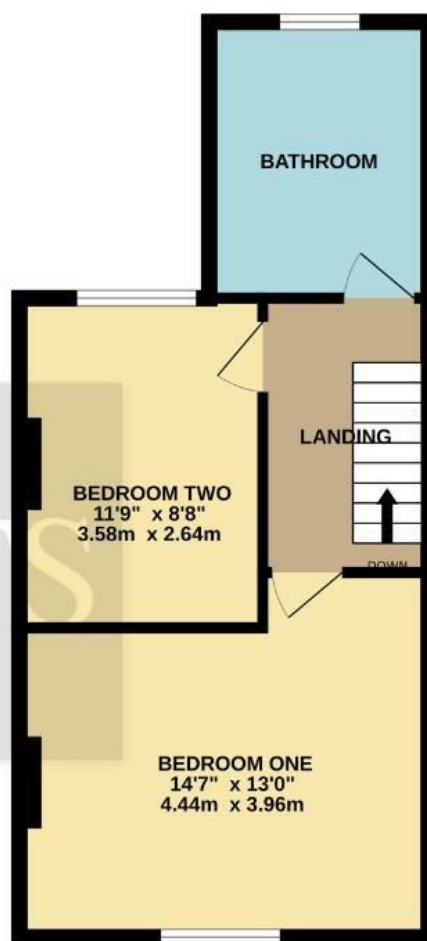




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.

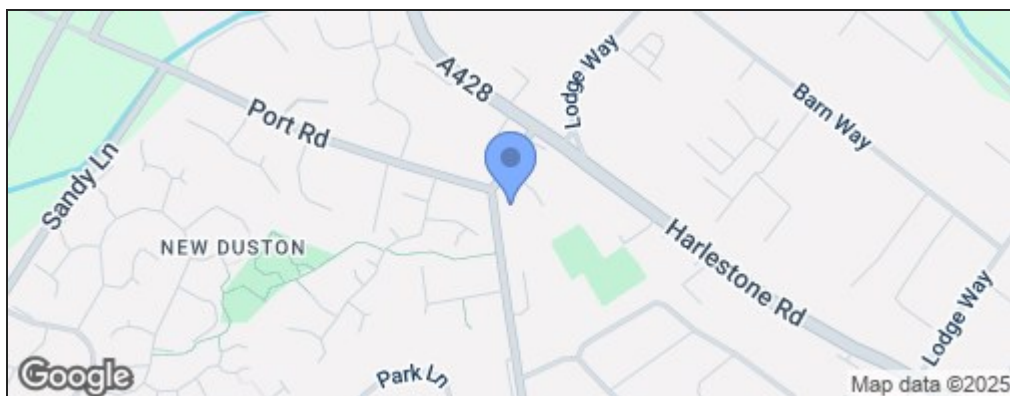


TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

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.
Made with Hexpix ©2025

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	



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.