

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

**£220,000**



- **TWO BED COTTAGE**
- **LARGE REAR GARDEN**
- **OFF ROAD PARKING TO REAR**
- **RADIATOR HEATING**

- **NO ONWARD CHAIN**
- **TWO BEDROOMS**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no onward chain and featuring off-road parking to the rear, this well-presented property offers comfortable living across two floors.

The ground floor comprises a spacious lounge/dining room, a fitted kitchen, and a bright conservatory. Upstairs, you'll find two bedrooms and a family bathroom.

Externally, the property boasts both front and rear gardens, providing outdoor space for relaxation or gardening. Additional benefits include double glazing and gas radiator heating.

### **Entrance Lobby**

Entry through partly glazed UPVC door, laminate flooring, fully glazed Georgian style door to:

### **Entrance Hall**

Single panel radiator, stairs rising to first floor landing, door to:

### **Lounge/ Dining Room**

22'5" x 11'5" (6.84 x 3.48)

Stripped wood flooring, fireplace with recesses to side of chimney breast, two double panel radiators, door to cellar, window to front elevation, sliding patio doors to conservatory. door to cellar.

### **Kitchen**

9'10" x 6'6" (3.02 x 1.99)

Base and wall mounted cupboards, roll top work surface space, inset single drainer sink unit, built in single oven, inset gas hob with extractor fan over, tiled floor, half tiling to walls, chrome spotlights to ceiling, window to rear elevation.

### **Conservatory**

10'2" x 6'3" (3.12 x 1.91)

Sliding patio doors to rear garden.

### **Cellar**

14'0" x 10'4" (4.29 x 3.17)

Radiator. Door to further storage area.

### **Landing**

Access to loft area. Door to all rooms.

### **Bedroom One**

10'2" x 14'0" (3.11 x 4.29)

Radiator, recesses to side of chimney breast, leaded light effect window to front elevation.

### **Bedroom Two**

11'5" x 8'7" (3.50 x 2.63)

Single panel radiator, window to rear aspect.

### **Bathroom**

A three piece suite of panelled bath with telephone shower and screen, pedestal wash hand basin, close coupled WC, heated chrome towel rail, tiled flooring, frosted window to rear.

### **Front Garden**

Lawn frontage with central tree, shrub borders, enclosed by low level brick retaining wall to front with gated pedestrian access.

**Rear Garden**

Paved patio area enclosed by timber panel fencing, gated rear service road which offers allocated off road parking. To the far side of the service road is a further long rear garden with lawns, flowers and shrubs.

**Agents Notes**

Council Tax Band: A

Local authority: West Northamptonshire Council



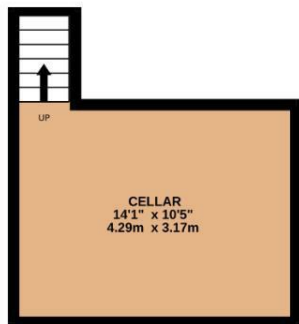




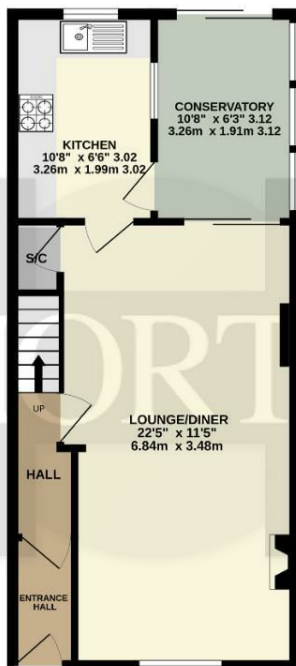




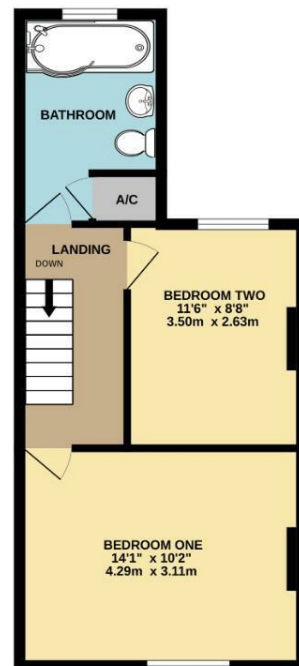
BASEMENT  
179 sq.ft. (16.6 sq.m.) approx.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.




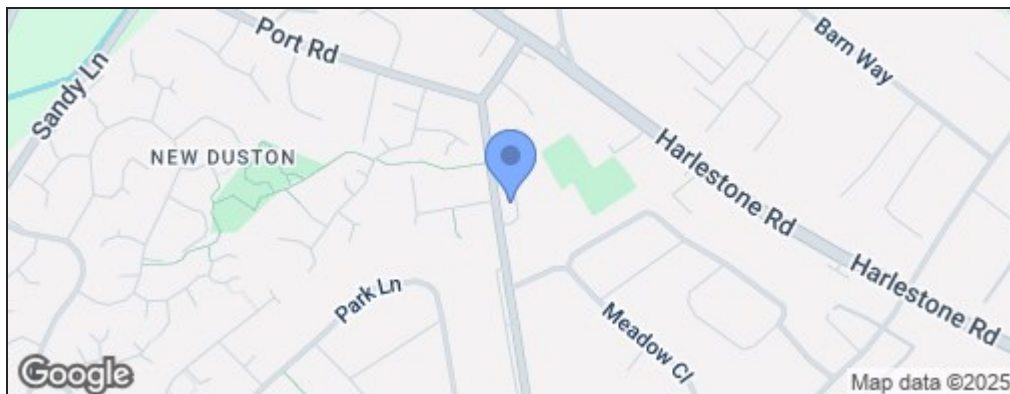
1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.