

**13 Barnard Close  
Duston  
NORTHAMPTON  
NN5 6LB**

**£250,000**



- SEMI DETACHED HOME
- THREE GENEROUS BEDROOMS
- ELECTRIC HEATING
- CONSERVATORY

- CUL-DE-SAC LOCATION
- DUAL ASPECT LOUNGE DINER
- DOUBLE GLAZING
- GARAGE AND DRIVE

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern, semi detached property, situated at the end of a quiet cul-de-sac location in the heart of Duston, offered with no upper chain. The property requires some modernising and updating but is an ideal first home or project being solidly built and cleanly presented. The accommodation comprises an entrance hall, dual aspect lounge/diner, generously sized kitchen and a conservatory on the ground floor with three good sized bedrooms, bathroom and separate W.C. on the first floor. Externally, there are gardens to the front and rear with a drive leading to a longer than average garage with an electric roll over door to the side. Benefits include uPVC double glazing, electric heating and vacant possession.

## **Ground Floor**

### **Entrance Hall**

Entered via a porch with sliding patio doors and a panelled entrance door to the hall, stairs to the first floor landing, understairs storage cupboard, electric radiator, doors to the kitchen and lounge.

### **Lounge/Diner**

19'1 x 13'5 max (5.82m x 4.09m max)

Double glazed window to the front elevation, sliding patio doors to the conservatory, television point, two electric radiators, feature fireplace with an inset electric fire.

### **Kitchen**

10'0 x 9'2 (3.05m x 2.79m)

Fitted with a range of wall and base level units with complementary work surfaces, inset sink drainer unit, built-in electric oven and hob with an extractor over, integrated fridge freezer, plumbing for an automatic washing machine, electric radiator. Double glazed windows to the side and rear elevations, door to the side aspect and a door to the hall.

### **Conservatory**

21'7 x 5'10 (6.58m x 1.78m)

Double glazed windows and French doors to the rear garden and a door to the hall.

## **First Floor**

### **Landing**

Double glazed window to the side elevation, doors to the first floor rooms, loft access hatch, electric radiator.

### **Bedroom One**

12'5 x 9'11 (3.78m x 3.02m)

Double glazed window to the front elevation, electric radiator, built-in wardrobes.

### **Bedroom Two**

12'5 x 8'11 (3.78m x 2.72m)

Double glazed window to the rear elevation, electric radiator.

### **Bedroom Three**

10'0 x 6'8 (3.05m x 2.03m)

Double glazed window to the front elevation, radiator, built-in wardrobe over stairs.

### **Bathroom**

Fitted with a panelled bath and wash basin, airing cupboard housing a hot water tank, double glazed window to the rear elevation.

## **W.C.**

Fitted with a low level W.C., double glazed window to the side elevation.

## **Outside**

### **Front Garden**

Laid mainly to ornamental flower beds laid to gravel, with a path to the front door and a driveway to the side for two to three cars, leading to the garage.

### **Rear Garden**

Laid predominantly to paved patio

### **Garage**

18'7 x 8'11 (5.66m x 2.72m)

Electric roller door, power and light connected, window to the side elevation.

### **Agents Notes:**

Local Authority: West Northants

Council Tax Band C

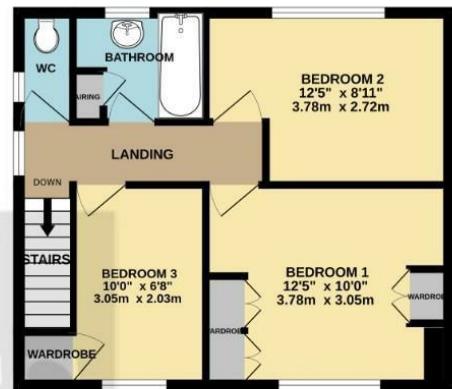
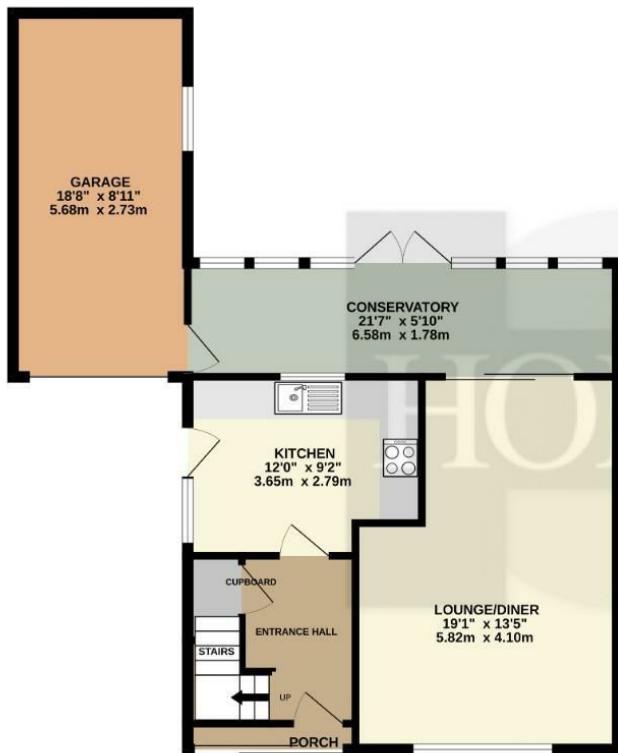
Energy Performance Rating: TBC





GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.2 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
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.