

**September House, 9A Circus End, Duston, Northampton, NN5 6TY  
£400,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented four bedroom detached family home, offering large living accommodation. Consisting of entrance hall, converted double garage, additional extension creating a home salon, playroom, downstairs WC, lounge, utility room, kitchen and large dining room. Upstairs there are four bedrooms and a modern refitted shower room. The property also benefits from ample frontage and parking. The private rear garden has also been landscaped. EPC: D. Council Tax Band: E.

**Well Presented | Landscaped Private Rear Garden | Ample Off Road Parking | Large Living Space | Equipped Salon | uPVC Double Glazing & Gas Central Heating**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite front door. Wood effect flooring. Upright radiator. Doors adjacent. Oak doors throughout.

### LOUNGE 5.33m x 5.18m (17'6 x 17)

Two uPVC double glazed windows to front elevation. Radiator. uPVC double glazed window to side elevation. Wood burning stove. Doors to play room and salon.

### SALON 2.97m x 4.98m (9'9 x 16'4 max)

uPVC double glazed window to front elevation and composite door. Radiator. Fuse box. Wood effect flooring.

### KITCHEN 3.12m x 6.07m (10'3 x 19'11)

uPVC double glazed window and French doors to rear garden. Upright radiator. Coving. Tiled splash backs. Gas hob and extractor. Oven and grill. Arch to utility room. A range of wall and base level kitchen units with roll top work surfaces over. Composite sink and drainer with hot and cold mixer tap over. Wood effect flooring.

### DINING ROOM 5.00m x 3.35m (16'5 x 11)

uPVC double glazed window and bay window to front elevation. Radiator. Wood effect flooring.

### UTILITY ROOM 1.70m x 1.91m (5'7 x 6'3)

A range of wall and base level units with roll top work surfaces over. Wall mounted boiler. Tiled splash backs. Space for washing machine and tumble dryer.

### PLAY ROOM 3.15m x 2.06m (10'4 x 6'9)

Loft access. Radiator. Door to storage.

### STORE 2.87m x 1.98m (9'5 x 6'6)

uPVC double glazed window and door to rear elevation.

### WC

Frosted uPVC double glazed window to rear elevation. Radiator. WC. Hand wash basin with mixer tap. Tiled floor. Tiled splash backs.

### FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Loft access.

### BEDROOM ONE 5.03m x 3.07m (16'6 x 10'1)

uPVC double glazed windows to rear and side elevations. Radiator.

### BEDROOM TWO 2.72m x 3.35m (8'11 x 11)

uPVC double glazed window to rear elevation. Radiator. Wood effect flooring.

### BEDROOM THREE 3.02m x 2.72m (9'11 x 8'11)

uPVC double glazed window to rear elevation. Radiator. Wood effect flooring. Built in wardrobe.

### BEDROOM FOUR 2.24m x 2.46m (7'4 x 8'1)

uPVC double glazed window to front elevation. Radiator. Coving.

### SHOWER ROOM 2.87m x 3.20m (9'5 x 10'6)

Frosted uPVC double glazed window to front elevation. Walk in double shower cubicle. Low level flush WC. Wash hand basin with mixer tap in vanity unit. Radiator. Tiled splash backs. Tile effect flooring. Matt black finishes.

### OUTSIDE

#### FRONT GARDEN

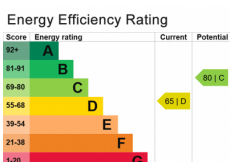
Ample parking for several vehicles. Decorative frontage. Enclosed fencing. Front patio. Path to front door and side.

#### REAR GARDEN

Enclosed by wood panelled fence. Steps to patio. Side access. Artificial lawn. Side area with shed and door to storage. Outside power socket.

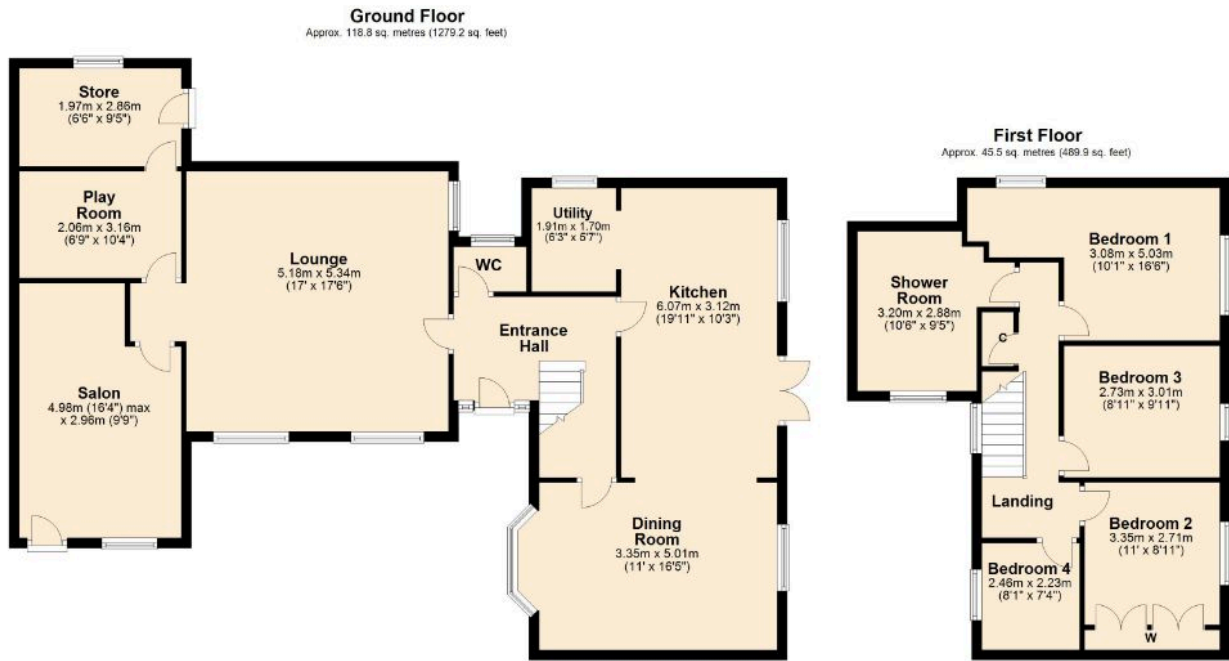
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 164.4 sq. metres (1769.1 sq. feet)



## LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.



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