

53b Main Road, Duston, Northampton, NN5 6JN
£490,000 Freehold

Jackson Grundy are delighted to welcome to the market a real piece of Duston history, formerly the coach house to Duston House, boasting original features. The accommodation comprises entrance hall, kitchen/dining room, lounge, office, sitting room, bedroom three/family room and downstairs WC. Upstairs there are three further bedrooms, with the two large doubles having their own en-suite bathrooms. The property also benefits from double garage with gated parking, balconied main bedroom overlooking the private garden. EPC Rating: E. Council Tax Band: E

No Chain | Double Garage & Gated Off Road Parking | Period Conversion | Good Size Southerly Facing Rear Garden | Two En-Suites & WC | Large Downstairs Living

modern marketing · traditional values

PORCH

Single glazed entrance door. Radiator. Fitted mat. Tiled floor. Doors to:

HALLWAY

Window to front elevation. Radiator. Staircase rising to first floor landing. Coving.

WC

Wash hand basin and low level WC. Tiling to splash back areas. Tiled floor. Extractor.

KITCHEN/DINING ROOM 3.94m x 4.70m (12'11 x 15'5)

Two single glazed windows to front elevation. Radiator. Wall and base units. Gas hob, oven and grill with extractor over. Ceramic one and a half bowl sink with mixer tap. Integrated fridge/freezer. Space for washing machine, tumble dryer and dishwasher. Tiling to splash back areas. Tiled floor. Spotlights. Arch to:

SITTING ROOM 5.11m x 4.67m (16'9 x 15'4)

Two single glazed sash windows to rear elevation. Radiator. Coving.

LOUNGE 5.03m x 6.55m (16'6 x 21'6)

Single glazed sash windows to rear elevation. Sliding patio doors to garden. Radiator. Chimney breast with open fire, stone hearth and wooden mantel. Coving.

OFFICE 3.45m x 2.64m (11'4 x 8'8)

Frosted double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE/FAMILY ROOM 3.94m x 4.83m (12'11 x 15'10)

Dual aspect single glazed windows. Patio door to garden.

FIRST FLOOR LANDING

Vaulted ceiling. Access to loft space. Eaves storage. Doors to:

BEDROOM ONE 4.75m x 5.26m (15'7 x 17'3)

Single glazed sash window to rear elevation. Radiator. Built in wardrobe. Sliding patio doors to balcony. Door to en-suite.

BALCONY

Low level brick wall with iron railings overlooking rear garden.

EN-SUITE 3.00m x 1.98m (9'10 x 6'6)

Single glazed window to front elevation. Radiator. Suite comprising pedestal wash hand basin, WC and panelled bath with shower over. Tiling to splash back areas. Tile effect lino flooring. Two eaves storage areas.

BEDROOM TWO 5.26m x 4.75m (17'3 x 15'7)

Dual aspect single glazed sash windows. Radiator. Door to en-suite.

EN-SUITE 3.00m x 1.96m (9'10 x 6'5)

Single glazed window to front elevation. Radiator. Suite comprising pedestal wash hand basin, WC and panelled bath with shower over. Tiling to splash back areas. Tile effect lino flooring. Two eaves storage areas.

BEDROOM FOUR 3.73m x 2.67m (12'3 x 8'9)

Single glazed sash window to rear elevation. Radiator.

OUTSIDE

FRONT

Enclosed by six foot brick wall. Double wooden gates. Stoned front.

GARAGE

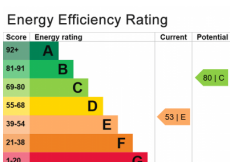
Power and light connected. Sliding door.

GARDEN

Enclosed by panelled fencing. WW2 bunker. Mature trees. Large lawn. Timber framed summerhouse. Patio area.

DRAFT DETAILS

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

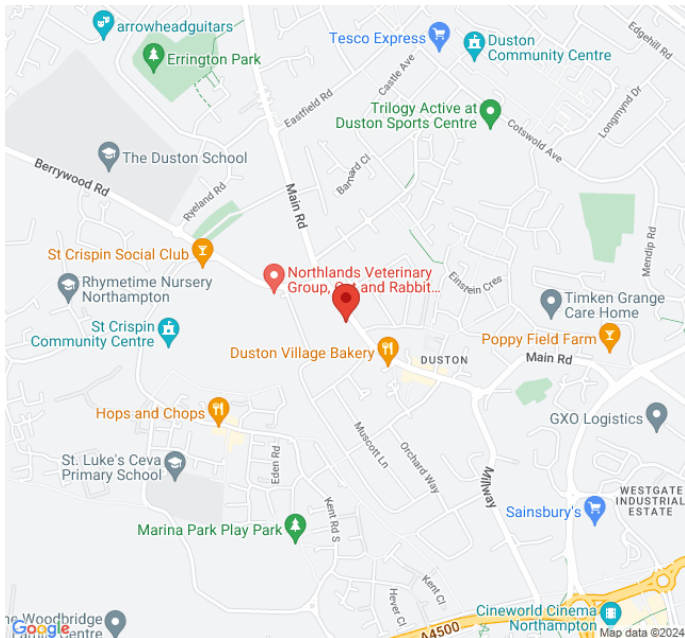


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 233.1 sq. metres (2509.2 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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