



**14 Knighton Close, Duston, Northampton, NN5 6NE**  
**£325,000 Freehold**

Jackson Grundy are delighted to welcome to the market this rarely available two bedroom detached bungalow in this highly desirable cul-de-sac location on the edge of Duston. The accommodation comprises lounge, dining room, conservatory, kitchen/breakfast room, two double bedrooms, cloakroom/WC and a four piece bathroom. Further benefits include gas central heating, double glazing, south-west facing garden and a single garage. EPC Rating: D. Council Tax Band: D

**No Chain | Rarely Available Detached Bungalow | Kitchen/Breakfast Room | Two Double Bedrooms | South-West Facing Garden | Cul-De-Sac Location**

**modern marketing · traditional values**

### ENTRANCE PORCH

Enter via double glazed door with window to front elevation. Storage cupboard. Inner door to: -

### ENTRANCE HALL

Radiator. Coving to ceiling. Access via ladder to part boarded loft space with light connected.  
Doors to: -

### LOUNGE 5.97m x 4.14m (19'7" x 13'7")

#### Maximum

Double glazed window to front elevation. Radiator. Coving to ceiling. Chimneybreast with gas fire.  
Arch to: -

### DINING ROOM 3.05m x 2.41m (10'0" x 7'11")

Double glazed French doors to conservatory. Radiator. Coving to ceiling.

### CONSERVATORY 3.38m x 2.84m (11'1" x 9'4")

#### Maximum

Double glazed windows and doors.

### KITCHEN/BREAKFAST ROOM 3.12m x 3.00m (10'3" x 9'10")

Double glazed window to front elevation. Double glazed door to side elevation. Radiator. Fitted with a range of base and wall mounted units with worktop surfaces incorporating stainless steel sink unit with mixer tap over. Tiled splash back areas. Built in oven, hob and grill. Built in refrigerator. Space for a washing machine.

### BEDROOM ONE 4.01m x 3.10m (13'2" x 10'2")

#### Maximum

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BEDROOM TWO 3.18m x 3.18m (10'5" x 10'5")

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BATHROOM 2.39m x 2.26m (7'10" x 7'5")

#### Maximum

Obscure double glazed window to side elevation. Heater. Suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle. Tiled splash back areas.

### CLOAKROOM/WC 1.40m x 0.69m (4'7" x 2'3")

Suite comprising low level WC and wash hand basin. Tiled splash back areas. Extractor.

### OUTSIDE

### FRONT GARDEN

Artificial lawn area with decorative shrubs to side. Block paved driveway providing off road parking and leading to: -

### GARAGE

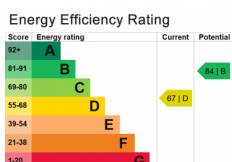
Single garage. Window and door to side elevation.

### REAR GARDEN

Artificial lawn area and patio area. Steps rising to tiered borders, Enclosed by panelled fencing.

### DRAFT DETAILS

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

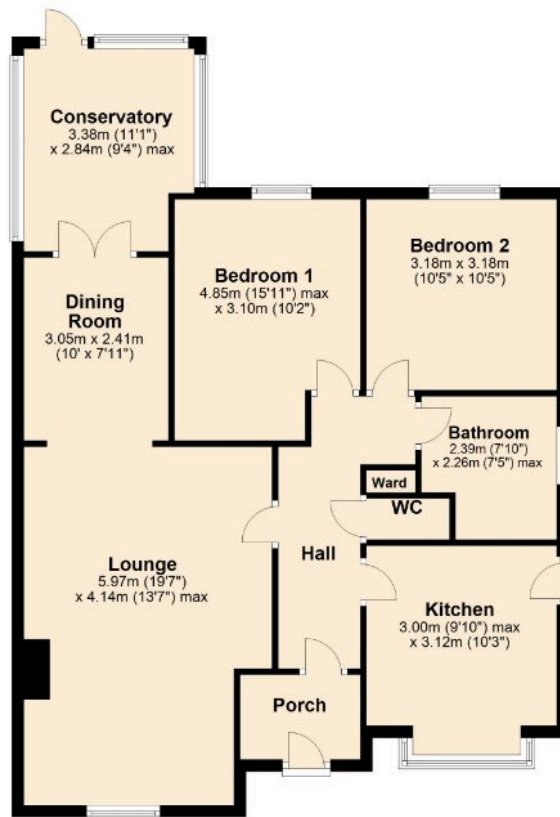


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

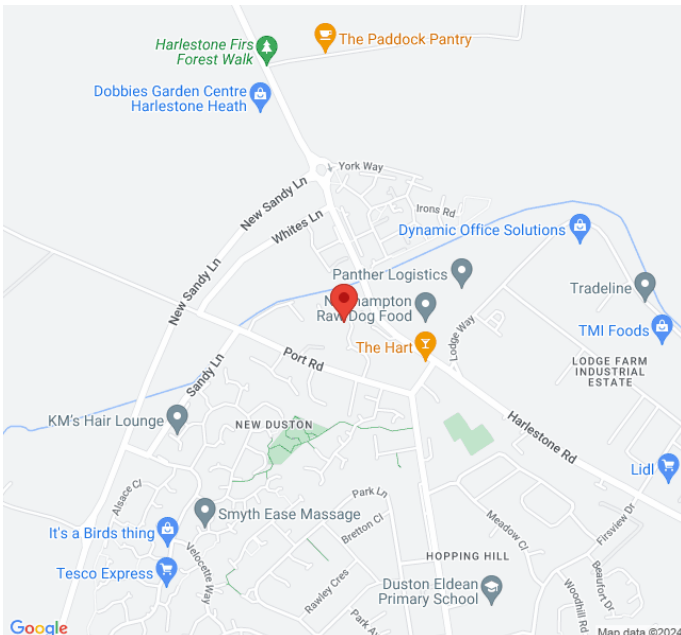
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### Ground Floor

Approx. 91.5 sq. metres (984.9 sq. feet)



Total area: approx. 91.5 sq. metres (984.9 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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