



33 Knightscliffe Way, Duston, Northampton, NN5 6DF
£290,000 Freehold

Jackson Grundy are pleased to welcome to the market this three bedroom semi detached property. The accommodation comprises entrance porch, entrance hall, 20ft lounge, extended dining room off the rear, kitchen and a refitted downstairs WC. Upstairs there are three bedrooms and a refitted shower room. Further benefits include gas central heating, garage, car port and southerly facing garden. EPC Rating: C. Council Tax Band: D

**Three Bedroom Semi Detached | Garage & Carport | Downstairs WC | Extended Dining Room
| Popular Location | Refitted Shower Room**

modern marketing · traditional values

PORCH

Sliding uPVC door to front elevation. Tiled floor. Storage cupboard. Composite door and window to entrance hall.

HALLWAY

Radiator. Staircase rising to first floor landing. Double doors to:

LOUNGE 6.32m x 3.51m (20'9 x 11'6)

uPVC double glazed window to front elevation. Two radiators. Gas fireplace with surround. Coving. Double doors to extended dining room.

DINING ROOM 3.15m x 3.51m (10'4 x 11'6)

uPVC sliding patio door and frosted uPVC door to rear elevation. Two radiators. Coving.

KITCHEN 2.67m x 3.33m (8'9 x 10'11)

uPVC double glazed window to rear elevation. Wall and base units. One and a half bowl sink with mixer tap over. Gas hob, electric double oven and grill. Tiling to splash back areas. Space for appliances. Tile effect flooring. Wall mounted Worcester boiler.

WC

Frosted uPVC double glazed window to side elevation. WC and wash hand basin in vanity unit and spacious storage cupboards. Tiling to splash back areas. Heated towel rail. Understairs cupboard.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Access to loft space with ladder, light and power. Storage cupboard.

BEDROOM ONE 3.38m x 3.94m (11'1 x 12'11)

uPVC double glazed window to front elevation. Radiator. Coving. Built in wardrobes and dressing table units.

BEDROOM TWO 2.74m x 3.89m (9'0 x 12'9)

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

BEDROOM THREE 2.24m x 2.87m (7'4 x 9'5)

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

SHOWER ROOM

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising WC, wash hand basin in vanity unit and spacious shower cubicle with sliding door. Airing cupboard. Spotlights and extractor. Tiling to splash back areas. Tile effect flooring.

OUTSIDE

FRONT GARDEN

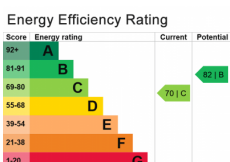
Lawn. Path to front door. Hedging and planting to sides.

REAR GARDEN

Enclosed by panelled fencing. Patio and lawn. Low maintenance. Patio and stoned area. Access to garage and carport parking.

DRAFT DETAILS

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

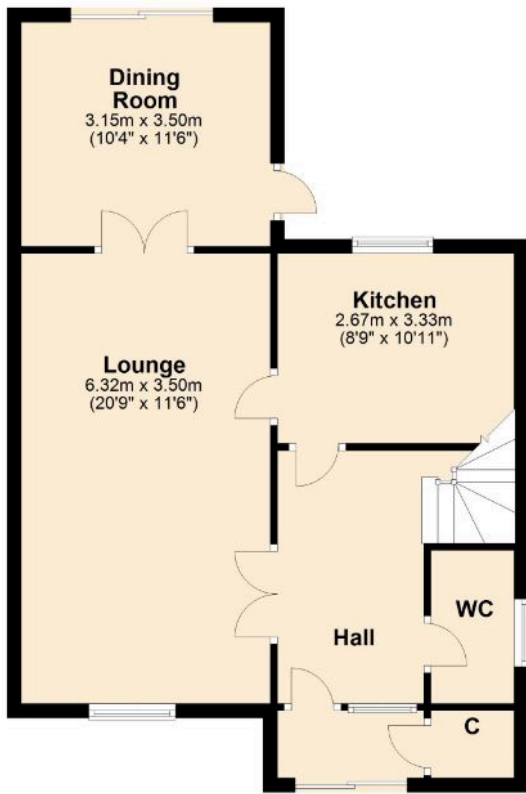


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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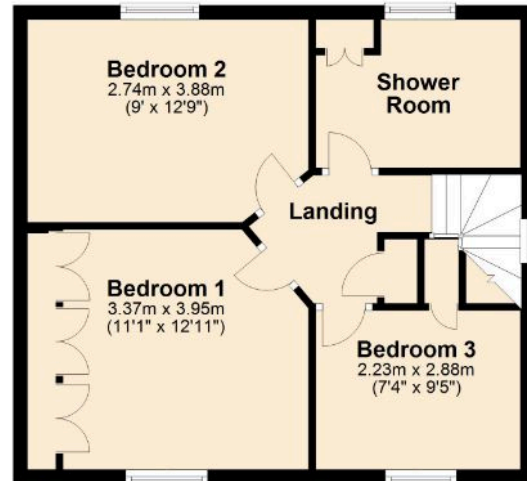
Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)

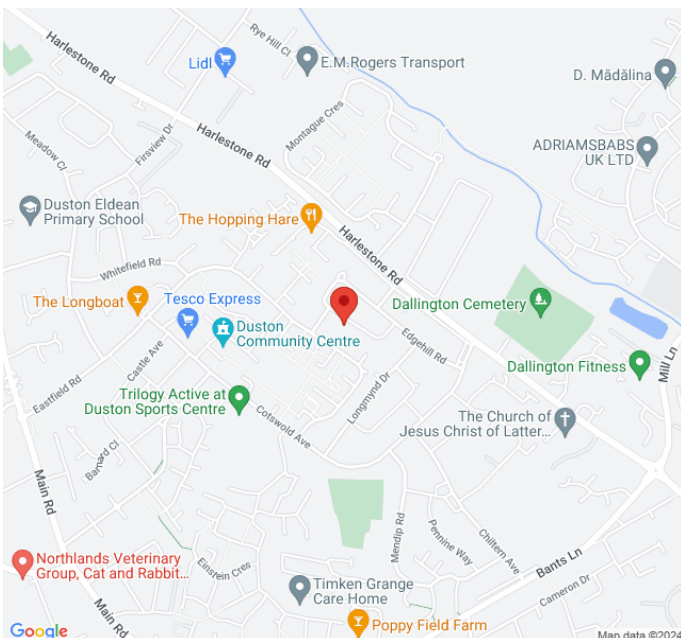


First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 102.4 sq. metres (1102.1 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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