



**9 Oakleigh Drive, Duston, Northampton, NN5 6RP**  
**£300,000 Freehold**

Jackson Grundy are delighted to welcome to the market a rarely available detached bungalow in this popular cul-de-sac in Duston. Comprising entrance hall, two double bedrooms, bathroom and separate WC, kitchen/breakfast room, lounge/dining room and large conservatory to the rear. Further benefits include gas central heating, double glazing, single garage and off road parking to the front. EPC Rating: D. Council tax Band: C

**No Chain - Detached Bungalow | Large Private Plot | Kitchen/Breakfast Room | WC & Bathroom | Double Bedrooms | Off Road Parking & Garage**

**modern marketing · traditional values**

### ENTRANCE HALL

Enter via UPVC double glazed front door with obscure window. Doors to: -

### WC 1.32m x 0.84m (4'4" x 2'9")

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

### INNER HALL

Radiator. Access to loft space. Doors to: -

### BATHROOM 2.16m x 1.63m (7'1" x 5'4")

Obscure double glazed window to side elevation. Heater. Suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled splash back areas. Tile effect flooring.

### BEDROOM ONE 3.35m x 3.38m (11'0" x 11'1")

Double glazed window to front elevation. Radiator.

### BEDROOM TWO 3.35m x 2.51m (11'0" x 8'3")

Double glazed window to side elevation. Radiator.

### KITCHEN/BREAKFAST ROOM 2.95m x 2.79m (9'8" x 9'2")

Double glazed window to side elevation. Radiator. Range of base and wall mounted units with worktop surfaces incorporating one and a half bowl sink unit with mixer tap over. Oven, grill and hob. Tiled flooring. Door to: -

### UTILITY ROOM 2.03m x 1.80m (6'8" x 5'11")

Double glazed window and door. Plumbing for a washing machine. Space for a tumble dryer, dishwasher and fridge/freezer.

### LOUNGE/DINING ROOM 6.71m x 3.81m (22'0" x 12'6") Maximum

Double glazed window and sliding patio doors to conservatory. Two radiators. Feature gas fireplace with wooden surround.

### CONSERVATORY 5.66m x 3.33m (18'7" x 10'11")

Low level brick walling. UPVC double glazed windows and doors. Tiled flooring.

### OUTSIDE

#### FRONT GARDEN

Blocked paved with side access.

#### SINGLE GARAGE

Double opening doors. Power and light connected.

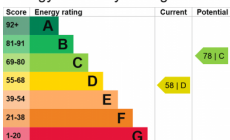
#### REAR GARDEN

Enclosed by panelled fencing. Patio area. Lawn with borders. Side access. Door to garage.

#### DRAFT DETAILS

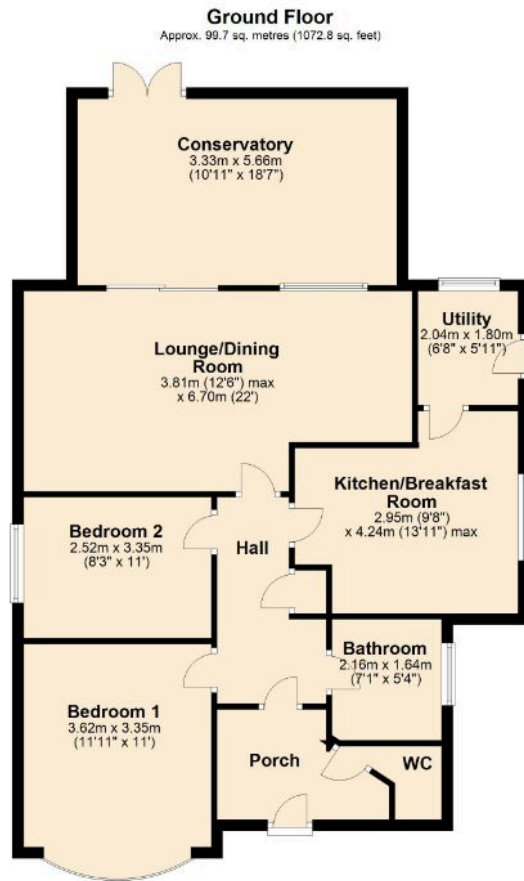
At the time of prints, these particulars are awaiting approval from the Vendor(s).

#### Energy Efficiency Rating



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. 99.7 sq. metres (1072.8 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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