

10 Melbourne Lane, Duston, Northampton, NN5 6HS
£310,000 Freehold

Jackson Grundy are delighted to welcome to the market this extended and well presented two bedroom dormer bungalow in this highly popular village location in Duston. Consisting of entrance hall, shower room, lounge, kitchen/dining room with additional sitting room facing the rear garden. Upstairs there is a double bedroom overlooking the rear. Further benefits include block paved parking, garage, gas central heating and double glazing. EPC: TBC. Council Tax: B.

Well Presented Two Bedroom Dormer Bungalow | Garage and Parking | Extension to Rear | Desirable Village Location | Private Westerly Rear Garden | Kitchen/Dining Room Across Rear

modern marketing · traditional values

STORM PORCH

Chequered tiled floor. uPVC double glazed side door.

HALL

Radiator. Wood floor. Doors Adjacent.

BEDROOM TWO 2.26m x 2.87m (7'5 x 9'5)

uPVC double glazed window to front elevation. Radiator.

LOUNGE 3.84m x 3.20m (12'7 x 10'6)

uPVC bay window to front elevation. Radiator. Spot lights. Chimney breast. Wood floor.

SHOWER ROOM 1.85m x 1.91m (6'1 x 6'3)

uPVC double glazed window to side elevation. Shower cubicle with sliding doors. WC. Wash hand basin with mixer tap in vanity unit. Heater. Tiled splash back. Tiled effect flooring.

KITCHEN/DINING ROOM 3.02m x 6.17m (9'11 x 20'3)

uPVC double glazed windows to rear elevation. Composite sink with mixer tap. Gas hob and oven. Wall mounted and base units. Space for washing machine and integrated fridge. Spot lights.

Dining Area: uPVC double glazed window to rear elevation. Radiator. Door to stairs to bedroom one. Storage cupboard. Wood flooring. Spot lights.

SITTING ROOM

uPVC double glazed patio doors to rear garden. Door to garage and front porch.

BEDROOM ONE 3.89m x 3.99m (12'9 x 13'1)

uPVC double glazed window to rear elevation. Radiator. Built in drawers to eaves.

OUTSIDE

FRONT GARDEN

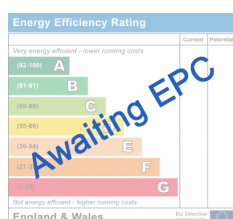
Low level brick wall. Parking area. Iron gate to entrance. Porch. Door to garage and inside.

REAR GARDEN

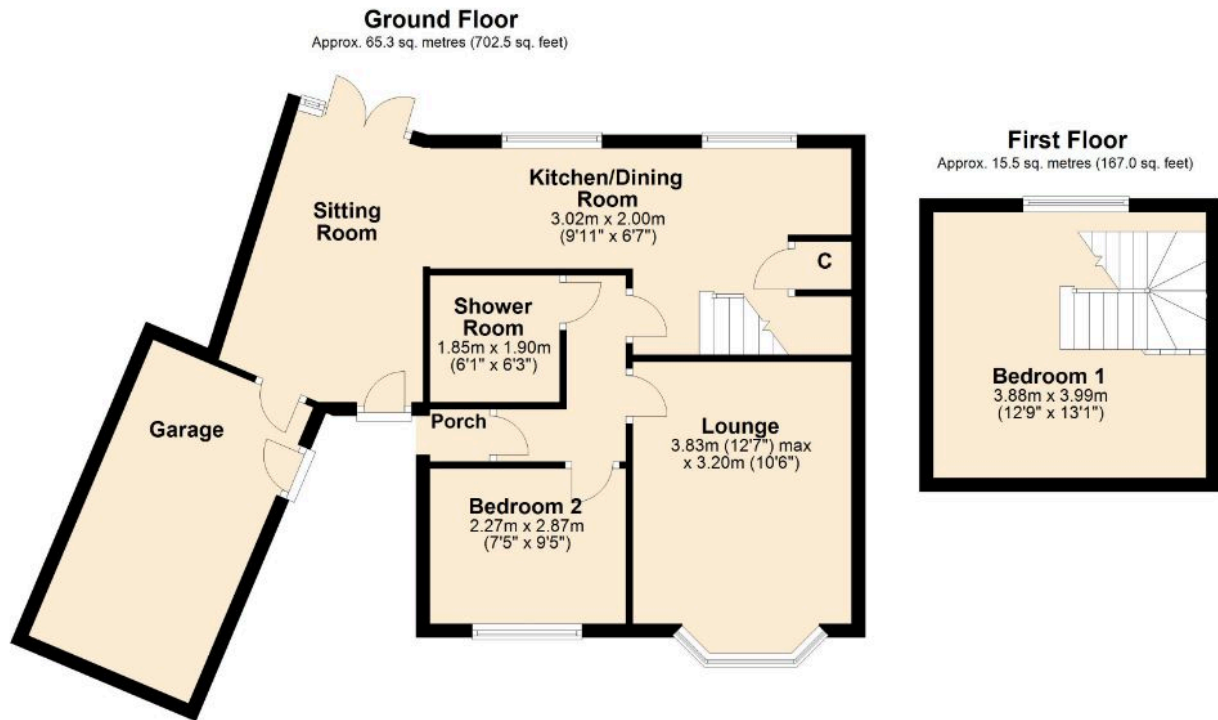
Enclosed rear garden with panel fencing. Patio. Artificial lawn. Further storage with two sheds.

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.



Total area: approx. 80.8 sq. metres (869.5 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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