



192 Park Lane, Duston, Northampton, NN5 6QW
£315,000 Freehold

Jackson Grundy are pleased to welcome to the market this rarely available three bedroom detached home in this popular location within Duston, The accommodation comprises entrance porch, hallway, lounge/dining room, kitchen/dining room and WC. Upstairs there are three bedrooms and a bathroom. Further benefits include gas central heating, double glazing and the property is offered with no onward chain. EPC Rating: D. Council Tax Band: C

No Chain | Lounge/Dining Room | WC | Well Maintained Rear Garden | Off Road Parking For Two Cars & Garage | Popular Location

modern marketing · traditional values

PORCH

Of brick and uPVC construction. uPVC double glazed window and door. Tiled floor.

HALLWAY

uPVC door. Radiator. Understairs cupboard. Doors to:

WC

WC and wash hand basin. Tiling to splash back areas.

LOUNGE/DINING ROOM 6.71m x 3.58m (22'0 x 11'9) Max

Double glazed window to front elevation. Double glazed sliding patio doors to rear elevation. Two radiators. Electric fireplace. Coving.

KITCHEN AREA 2.90m x 2.41m (9'6 x 7'11)

Double glazed window to rear elevation. Wall and base units. Stainless steel sink and drainer with mixer tap. Tiling to splash back areas. Tiled floor. Space for appliances. Arch to dining room.

DINING ROOM 3.33m x 2.46m (10'11 x 8'1)

Double glazed window and door to rear elevation. Radiator. Tiled floor. Base units with plumbing for washing machine.

FIRST FLOOR LANDING

Frosted double glazed window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 3.71m x 3.43m (12'2 x 11'3)

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

BEDROOM TWO 2.92m x 3.38m (9'7 x 11'1)

Double glazed window to rear elevation. Radiator. Access to loft space.

BEDROOM THREE 2.82m x 2.51m (9'3 x 8'3)

Double glazed window to front elevation. Radiator. Built in wardrobe over stair bulk.

BATHROOM 2.06m x 2.16m (6'9 x 7'1)

Frosted double glazed window to front elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and electric shower, pedestal wash hand basin and WC. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Privet hedge. Lawn and border. Off road parking. Side access.

GARAGE 4.98m x 2.62m (16'4 x 8'7)

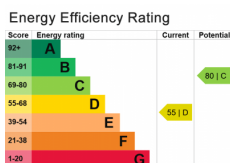
Up and over door. Power and light.

REAR GARDEN

Enclosed by panelled fencing. Patio. Borders to side. Path with framed arch. Side access.

DRAFT DETAILS

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

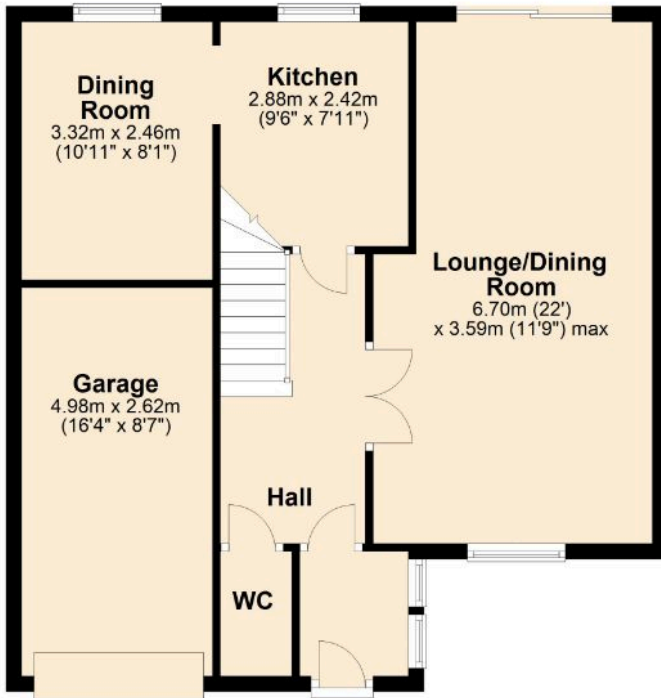


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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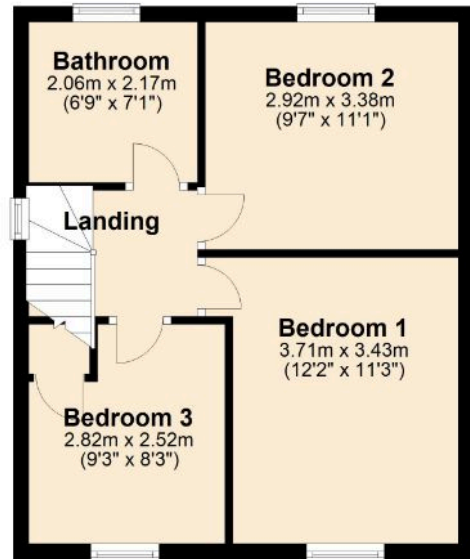
Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)

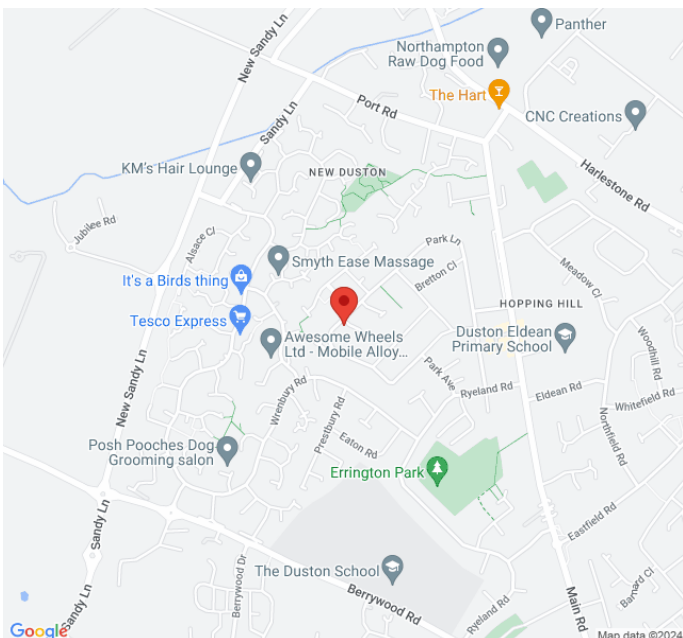


First Floor

Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 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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