

29 Southfield Road, Duston, Northampton, NN5 6HN
Offers Over £350,000 Freehold

Jackson Grundy are delighted to welcome to the market this superbly presented three bedroom semi detached home on the popular Southfield Road location of Duston village. The accommodation comprises entrance hallway, bay fronted lounge, extended and modern kitchen/dining room with Velux windows, utility room with WC off. Upstairs there are three bedrooms and a modern refitted four piece bathroom. Further benefits include landscaped rear garden, ample frontage parking and single garage. EPC Rating: TBC. Council Tax Band: C

**Immaculate Condition | Off Road Parking & Garage | Extended Kitchen/Dining Room |
Refitted Four Piece Bathroom | Utility Room & WC | Popular Duston Location**

modern marketing · traditional values

PORCH

Composite double glazed entrance door with inset double glazed window to:

HALLWAY

Radiator. Wood effect luxury vinyl flooring. Radiator. Picture rails. Open understairs cupboard storage. Wooden doors to:

LOUNGE 3.73m x 3.78m (12'3 x 12'5)

uPVC double glazed bay window to front elevation. Radiator. Picture rails. Wood burning stove.

KITCHEN/DINING ROOM 5.31m x 5.41m (17'5 x 17'9) Max

uPVC double glazed French doors and window to rear elevation. Two Velux style windows. Upright radiator. Tiled floor. Wall and base units. Smeg induction hob with large oven, central island with Belfast style ceramic sink and mixer tap. Integrated dishwasher. Space for American style fridge/freezer with storage built around. Breakfast bar. Pantry door to utility room.

UTILITY ROOM 2.90m x 2.16m (9'6 x 7'1) Max

Doors to front and rear elevations. Wall and base units. Wooden work surfaces. Ceramic sink with mixer tap. Tiling to splash back areas. Tiled floor. Radiator. Door to WC. Radiator.

WC

Frosted uPVC double glazed window to rear elevation. WC and wash hand basin with mixer tap set in vanity unit.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Spotlights. Picture rails. Wooden doors to:

BEDROOM ONE 3.71m x 3.18m (12'2 x 10'5)

uPVC double glazed bay window to front elevation. Picture rails. Built in wardrobes. Spotlights.

BEDROOM TWO 3.66m x 3.51m (12'0 x 11'6)

uPVC double glazed window to rear elevation. Radiator. Picture rails.

BEDROOM THREE 2.82m x 2.26m (9'3 x 7'5)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe. Picture rails.

BATHROOM 2.51m x 2.26m (8'3 x 7'5)

Frosted uPVC double glazed window to rear elevation. Suite comprising ceramic wash hand basin, WC and wash hand basin in vanity unit, panelled bath and walk in shower cubicle. Extractor. Spotlights. Tiling to splash back areas. Wood effect luxury vinyl flooring.

OUTSIDE

FRONT GARDEN

Low level brick wall. Block paved providing ample off road parking.

GARAGE

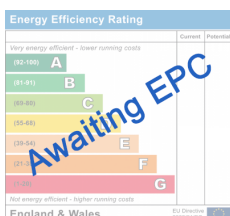
Up and over door. Door to side elevation.

REAR GARDEN

Enclosed by panelled fencing with concrete posts. Decking to rear. Artificial lawn. Borders to sides. Patio. Raised sleepers with slate bed.

DRAFT DETAILS

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

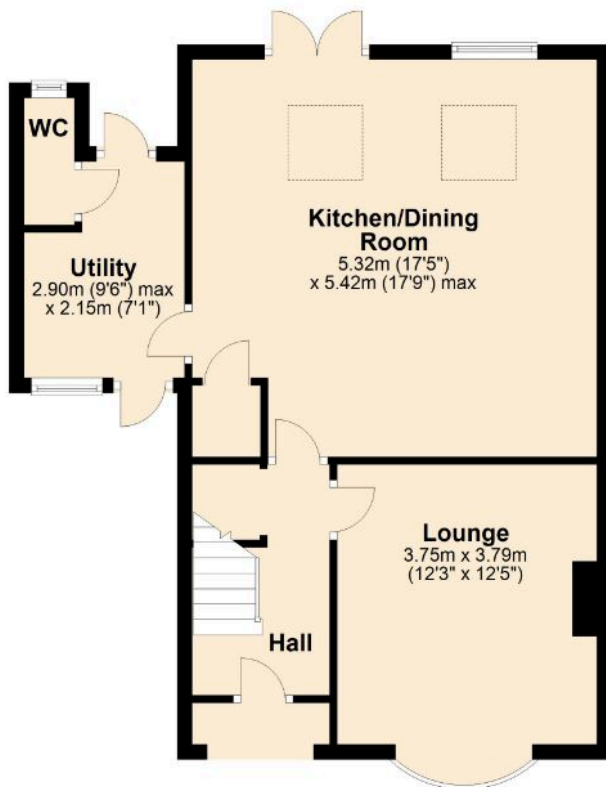


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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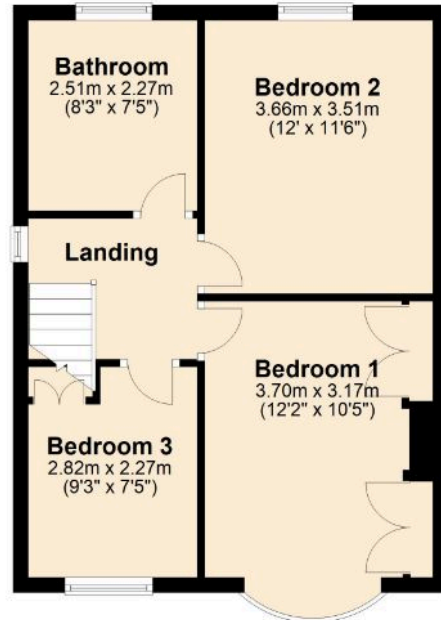
Ground Floor

Approx. 59.2 sq. metres (637.2 sq. feet)

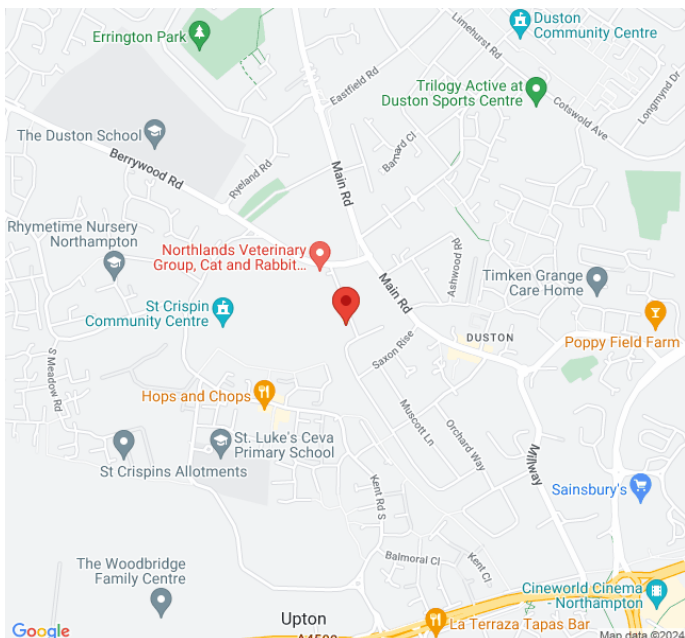


First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.7 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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