



28 Port Road, Duston, Northampton, NN5 6NL
£500,000 Freehold

Jackson Grundy are delighted to welcome to the market this rarely available stone built cottage dating back to circa 1860. The accommodation comprises entrance hall, office, lounge to the front with feature wood burner, handmade bespoke kitchen with central island and separate dining room. Offering an open plan downstairs space via bi-fold sliding doors. There is a cellar with two open spaces. The first floor has three double bedrooms, a family bathroom and the main bedroom benefits from an en-suite shower room. The top floor has a further double bedroom with storage and a further en-suite shower room. Further benefits include stunning 200ft approx. garden, side access with garage parking, double glazing and character features. EPC Rating: TBC. Council Tax Band: C

Well Presented Character Stone Cottage | Four Double Bedrooms | 100ft Stunning Rear Garden | Off Road Parking via Garage to Side | En-Suite & WC to Bedrooms One & Two | Cellar & Separate Ground Floor Office

modern marketing · traditional values

ENTRANCE HALL

Wooden entrance door. Fitted mat. Wood panelling. Wood flooring. Doors to:

OFFICE 3.02m x 2.90m (9'11 x 9'6)

Double glazed sash window to front elevation. Radiator. Fireplace with wooden mantel. Wood flooring. Door to basement.

Access via staircase from office.

BASEMENT ROOM ONE 3.05m x 3.66m (10'0 x 12'0)

Power and light connected. Radiator. Head height approximately 6ft.

BASEMENT ROOM TWO 3.05m x 3.56m (10'0 x 11'8)

Power and light connected. Radiator. Head height approximately 6ft.

LOUNGE 3.96m x 3.63m (13' x 11'11)

Two double glazed sash windows to front elevation. Upright radiator. Wood burning stove with wooden mantel and hearth. Herringbone flooring. Bi-fold sliding doors to dining room.

DINING ROOM 3.63m x 3.63m (11'11 x 11'11)

uPVC sash window to rear elevation. Wooden double glazed door to rear garden. Tiled floor. Upright radiator. Arch to kitchen.

KITCHEN 3.38m x 3.84m (11'1 x 12'7)

uPVC double glazed sash window to rear elevation. Door to rear garden. Wooden wall and base units with granite work surfaces over. Inset sink and mixer tap. Smeg five ring gas hob, oven and grill. Extractor. Tiled floor. Central wood top island with drawers and integrated fridge. Space for washing machine and dishwasher. Spotlights.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.43m x 3.66m (11'3 x 12'0)

uPVC double glazed sash window to rear elevation. Radiator. Built in bespoke wardrobe and drawers. Additional understairs storage.

EN-SUITE

Heated towel rail. Suite comprising WC, wash hand basin and shower cubicle with door. Tiling to splash back areas. Wood effect flooring. Extractor.

BEDROOM TWO 3.02m x 3.84m (9'11 x 12'7)

uPVC double glazed sash window to front elevation. Radiator. Original fireplace.

BEDROOM FOUR 3.02m x 3.66m (9'11 x 12'0)

uPVC double glazed sash window to front elevation. Radiator. Built in bespoke wardrobe. Original fireplace.

BATHROOM

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising WC, large rectangle ceramic wash hand basin with mixer tap and bath with mixer tap and shower over. Tiling to splash back areas. Tile effect flooring. Built in bespoke storage.

SECOND FLOOR

BEDROOM THREE 3.63m x 5.31m (11'11 x 17'5)

Two Velux windows to rear elevation. Eaves storage. Storage cupboard housing boiler. Air conditioning unit. Doors to:

EN-SUITE

Heated towel rail. Suite comprising shower cubicle with bi-fold doors, WC and wash hand basin. Wood effect flooring. Extractor.

OUTSIDE

GARAGE

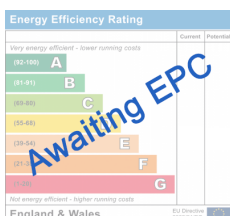
Up and over door. Power and light connected. Rear access. Parking from Port Road.

REAR GARDEN

Covered patio area with pergola and clear roof. Steps from patio. Further raised patio. Artificial lawn to sides. Path to rear garden. Side access to parking and garage. Low level wall and gate to rear garden. Greenhouse. Vegetable plot. Long garden with a range of mature planting, including apple, cherry, plum and quince to name a few.

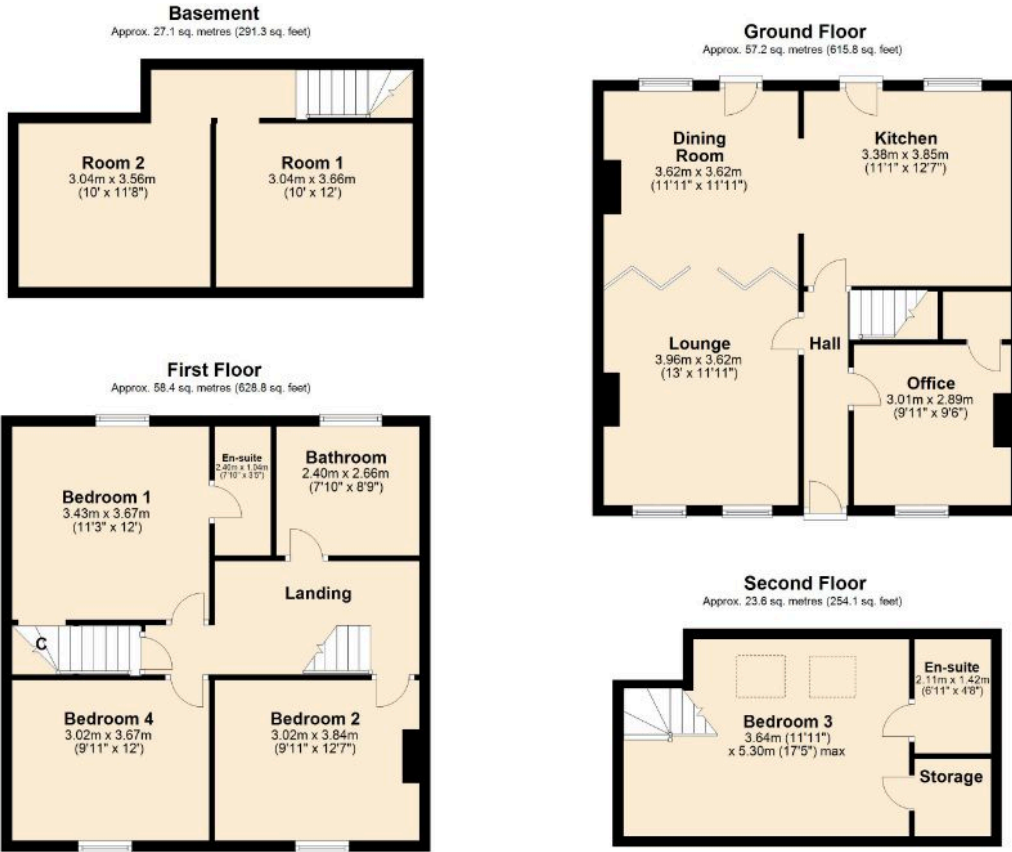
DRAFT DETAILS

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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Total area: approx. 166.3 sq. metres (1789.9 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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