



14 The Scarplands, Duston, Northampton, NN5 6EY
£450,000 Freehold

Jackson Grundy are pleased to welcome to the market this immaculate five bedroom semi-detached home in this highly popular location in Duston. The accommodation comprises entrance hall, bay fronted lounge, dining room, refitted kitchen and utility room with WC. The first floor consists of three bedrooms and a modern four piece bathroom. The top floor has two further bedrooms and a further modern shower room. The property further benefits from uPVC double glazing, gas central heating, off-road parking and a sunny long rear garden. EPC Rating: TBC. Council Tax Band: C.

Immaculate Condition | Garage | Utility Room & WC | Five Bedrooms | Refitted Bathrooms | Refitted Kitchen

modern marketing · traditional values

ENTRANCE

Composite front door with inset obscure windows. Radiator. Luxury vinyl flooring. Understairs cupboard. Doors adjacent.

LOUNGE 3.68m x 3.78m (12'1 x 12'5)

uPVC double glazed bay window to front elevation with fitted wooden blinds. Feature original fireplace with stone surround, mantle and hearth.

DINING ROOM 3.66m x 3.33m (12'0 x 10'11)

uPVC double glazed door with inset windows and fitted wooden blinds. Radiator. Luxury vinyl flooring.

KITCHEN 2.69m x 2.39m (8'10 x 7'10)

uPVC double glazed window to front elevation. Stainless Steel sink with mixer tap. Wall and base units. Oven and grill. Integrated gas hob with extractor over and with stainless steel splash back. Integrated dishwasher and space for fridge freezer in pantry cupboard. Luxury vinyl flooring. Door to utility room.

UTILITY

uPVC double glazed window and door to rear elevation. Base units. Space for washing machine and tumble drier (stacked). Space for fridge freezer and door to WC.

WC

Wash hand basin with mixer tap and splash backs. WC. Extractor fan.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors adjacent.

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

uPVC double glazed bay window to front elevation with wooden fitted blinds. Radiator. Bespoke built in wardrobes.

BEDROOM TWO 3.66m x 3.53m (12'0 x 11'7)

uPVC double glazed window to rear elevation with wooden fitted blinds. Bespoke built in wardrobes.

BEDROOM FIVE 2.26m x 2.26m (7'5 x 7'5)

uPVC double glazed window to front elevation with wooden blinds. Radiator.

BATHROOM

uPVC double glazed obscure window to front elevation. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap and shower attachment. WC. Shower cubicle with sliding door. Heated towel rail. Tiled floor and splash backs. Spot lights. Extractor fan.

SECOND FLOOR LANDING

Door to:

BEDROOM FOUR 2.36m x 4.34m (7'9 x 14'3)

Two velux windows to front elevation. Eave storage to front and side. Electric radiator.

BEDROOM THREE 3.40m x 3.73m (11'2 x 12'3)

uPVC double glazed window to rear elevation. Spot light. Electric radiator.

SHOWER ROOM 2.51m x 1.73m (8'3 x 5'8)

uPVC double glazed with rear elevation. Pedestal wash hand basin with mixer tap. WC. Walk in shower and cubicle with sliding door. Splash back and tiled floor. Spot lights.

OUTSIDE

FRONT GARDEN

Low level brick wall. Block paved off road parking, Hedge to front.

GARAGE 4.52m x 2.39m (14'10 x 7'10)

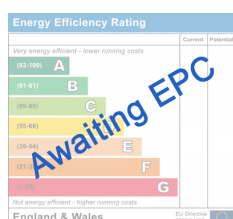
Up and over door. Power and lighting.

REAR GARDEN

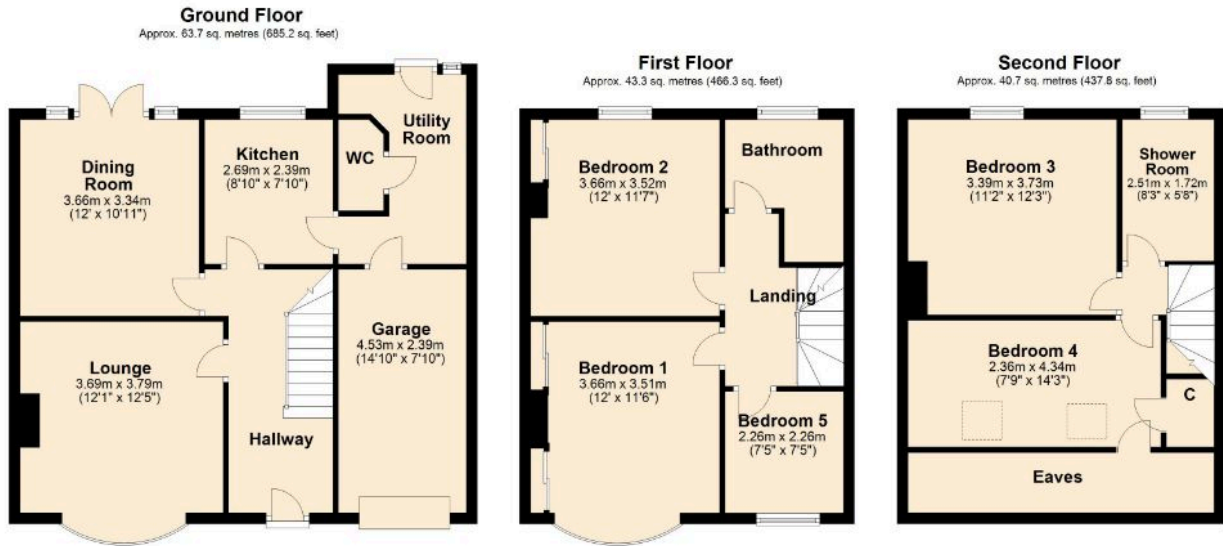
Enclosed panel fence with concrete posts. Patio with path to rear. Border to side and lawn. Shed to rear.

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. 147.7 sq. metres (1589.3 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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