

**18 Windsor Crescent, Duston, Northampton, NN5 5AW**  
**£340,000 Freehold**

Jackson Grundy are delighted to welcome to the market this superbly presented and fantastically extended bay fronted semi detached on Windsor Crescent. The accommodation comprises entrance hall, lounge and large open plan kitchen/lounge/dining room to the rear overlooking the private garden, WC and separate utility room. Upstairs there are three bedrooms and a refitted four piece bathroom. Further benefits include double glazing, garage and off road parking. EPC Rating: TBC. Council Tax Band: C

**Immaculate Condition | Superb Extension To Rear | Large Private Garden | Off Road Parking For Three Cars & Garage | Refitted Four Piece Bathroom | New Roof & External Wall Insulation**

**modern marketing · traditional values**

## PORCH

Composite entrance door. Fitted mat. Steps to entrance hall. Storage box.

## HALLWAY

Wooden door with stained glass and stained glass window. Wood flooring. Radiator. Staircase rising to first floor. Storage under stairs. Doors to:

## WC

Pedestal wash hand basin with mixer tap and splash back tiling. Low level WC. Radiator. Extractor.

## LOUNGE 4.34m x 3.71m (14'3 x 12'2)

uPVC double glazed bay window to front elevation. Radiator. Feature gas fireplace with wood mantel and marble hearth. Wood flooring. Bi-fold doors to kitchen/lounge/dining room.

## KITCHEN/LOUNGE/DINING ROOM 8.20m x 6.20m (26'11 x 20'4)

Kitchen Area: Double glazed window to side elevation. Wall and base units. Composite sink with mixer tap. Stone work top. Integrated appliances. Central island with breakfast bar and storage cupboards. Induction hob with extractor over. Wood flooring throughout. Integrated oven and grill. Space for fridge/freezer. Door to utility room. Pop up electric socket.

Dining Area: Large wood burning stove on a stone base. Wood floor.

Lounge Area: Three Velux windows. Double glazed bi-fold doors to decking. Radiator. Wood floor.

## UTILITY 1.88m x 1.65m (6'2 x 5'5)

Work top with stainless steel sink and mixer tap. Washing machine and tumble dryer space. Wall mounted boiler. Wood flooring. Radiator. Door to garden.

## FIRST FLOOR LANDING

Frosted double glazed window to side elevation. Access to half boarded loft via ladder.

## BEDROOM ONE 4.62m x 3.61m (15'2 x 11'10)

Double glazed bay window to front elevation. Radiator. Built in wardrobe with sliding door.

## BEDROOM TWO 3.61m x 3.61m (11'10 x 11'10)

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

## BEDROOM THREE 2.51m x 2.57m (8'3 x 8'5)

Double glazed window to front elevation. Radiator.

## BATHROOM 2.84m x 2.59m (9'4 x 8'6)

Dual aspect frosted windows to rear and side elevations. Radiator. Heated towel rail. Suite comprising panelled bath with mixer tap, WC, corner shower cubicle and wash hand basin set in vanity unit. Tiling to splash back areas. Spotlights. Extractor.

## OUTSIDE

### FRONT GARDEN

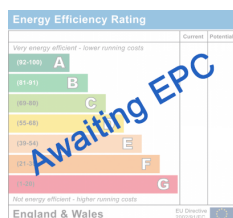
Low level brick wall. Block paved and slabbed off road parking. Hedging and tree to side and front.

### REAR GARDEN

Enclosed rear garden. Decking immediately from the house. Steps down to rear door for garage. Path at side to rear. Hedging and trees. Summerhouse. Two sheds. Pebbled area. Box beds to side and rear. Lawn.

### 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. 121.0 sq. metres (1302.0 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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