



**8 Oakleigh Drive, Duston, Northampton, NN5 6RP**  
**Offers Over £200,000 Freehold**

Jackson Grundy are pleased to welcome to the market this two bedroom semi-detached bungalow in this popular area of Duston. The accommodation comprises entrance hall, lounge, two bedrooms, kitchen and a shower room. Further benefits include gas central heating, double glazing and the property is offered with no onward chain. EPC Rating: D. Council Tax Band: B

**No Chain | Off Road Parking | Popular Location | Central Heating & Double Glazing | Block Paved Off Road Parking | Two Bedroom Semi Detached**

**modern marketing · traditional values**

## PORCH

Double glazed construction with sliding door.

## HALLWAY

Storage cupboard. Door to lounge.

## LOUNGE 4.72m x 3.02m (15'6 x 9'11)

Double glazed window to front elevation. Radiator.  
Feature fireplace with surround.

## INNER HALL

Doors to:

## KITCHEN 2.62m x 2.79m (8'7 x 9'2)

Double glazed window and door to side elevation.  
Wall and base units. Stainless steel sink with mixer tap. Tiling to splash back areas. Tile effect flooring.  
Space for appliances.

## SHOWER ROOM 1.98m x 1.65m (6'6 x 5'5)

Frosted double glazed window to side elevation.  
Wash hand basin with mixer tap, WC and shower cubicle with shower door. Tiling to splash back areas.

## BEDROOM ONE 3.73m x 2.79m (12'3 x 9'2)

Double glazed window to rear elevation. Radiator.

## BEDROOM TWO 2.59m x 2.79m (8'6 x 9'2)

Double glazed window to rear elevation. Radiator.

## OUTSIDE

### FRONT GARDEN

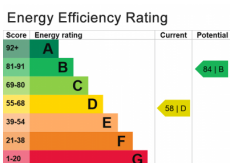
Block paved off road parking.

### REAR GARDEN

Enclosed rear garden. Port to side. Patio garden.

## DRAFT DETAILS

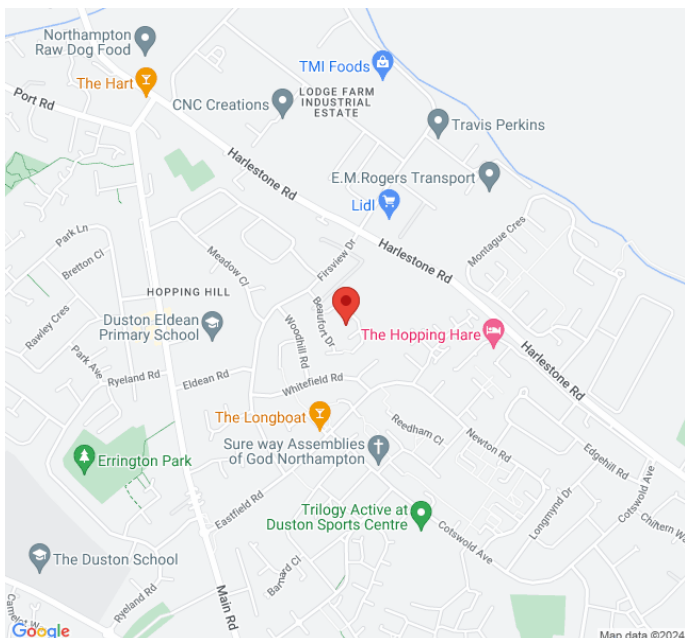
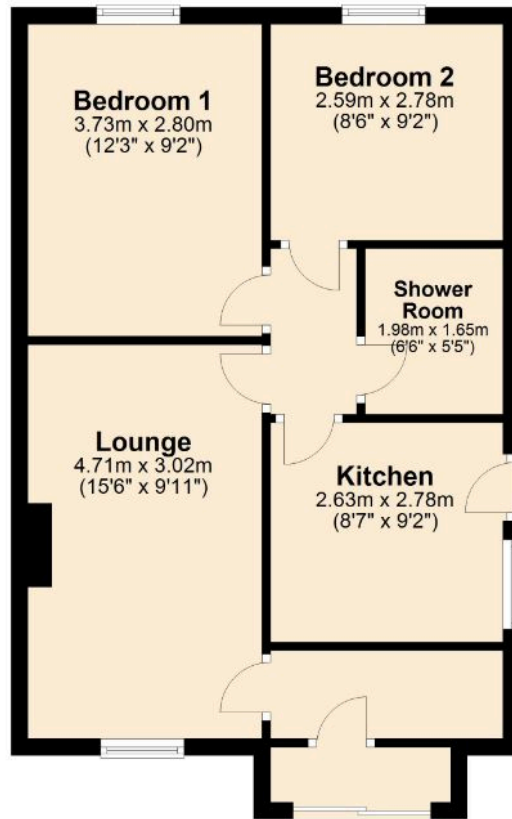
At the time of print, these particulars are awaiting approval from the Vendor(s).



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



### 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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