



265 Harlestone Road, Duston, Northampton, NN5 6DD
£380,000 Freehold

Jackson Grundy are pleased to welcome to the market this well presented four bedroom detached family home set back on the Harlestone Road. The accommodation comprises entrance hall, WC and utility, lounge, dining room, refitted kitchen and conservatory with warm roof. Upstairs there four double bedrooms and a refitted bathroom. Further benefits include gas central heating, south facing rear garden, double glazing and the property is offered with no onward chain. EPC Rating: TBC. Council Tax Band: E

No Chain | Immaculate Condition | Four Double Bedrooms | Off Road Parking | Utility & WC | Refitted Kitchen & Bathroom

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Coving. Karndean flooring. Step up in hallway. Storage cupboard. Open understairs. Radiator.

LOUNGE 4.95m x 3.76m (16'3 x 12'4)

uPVC double glazed bay window to front elevation. Radiator. Coving. Step to dining room.

DINING ROOM 3.51m x 3.76m (11'6 x 12'4)

uPVC French doors to conservatory. Radiator. Coving. Karndean flooring. Door to kitchen.

CONSERVATORY 3.30m x 4.11m (10'10 x 13'6)

Low level brick wall. uPVC windows and doors to garden Velux window. Warm roof. Tiled floor.

KITCHEN 3.51m x 3.12m (11'6 x 10'3)

uPVC double glazed window to rear elevation. Wall and base units. Granite work surfaces. Inset sink with mixer tap. Hob with extractor. Integrated dishwasher. Tiled floor. Integrated oven and grill. Integrated fridge/freezer. Door to pantry.

UTILITY 2.03m x 1.40m (6'8 x 4'7)

Obscure double glazed window to front elevation. Wash hand basin and WC in vanity unit. Work surfaces with washing machine below and cupboard. Heated towel rail. Panelled splash backs. Karndean flooring.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Access to loft space. Coving. Doors to:

BEDROOM ONE 3.51m x 3.81m (11'6 x 12'6)

uPVC double glazed window to rear elevation. Radiator. Coving. Spotlights. Built in shelving with down spotlights.

BEDROOM TWO 2.95m x 3.78m (9'8 x 12'5)

uPVC double glazed window to front elevation. Radiator. Coving. Spotlights.

BEDROOM THREE 3.53m x 3.15m (11'7 x 10'4)

uPVC double glazed window to rear elevation. Radiator. Coving. Built in wardrobe.

BEDROOM FOUR 2.95m x 3.15m (9'8 x 10'4)

uPVC double glazed window to front elevation. Radiator. Coving.

BATHROOM 1.78m x 2.59m (5'10 x 8'6)

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath with shower over with splash back panelling, wash hand basin with mixer tap and WC set in vanity unit. Wood effect flooring. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Block paved off road parking. Lawn to side.

GARAGE

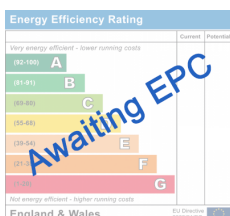
uPVC door and window to garden. Electric roller door. Power and light. Heating system.

REAR GARDEN

Enclosed by panelled fencing with raised beds. Path to rear with lawn either side. Two sheds. Patio at rear. Wood covered pergola. South facing.

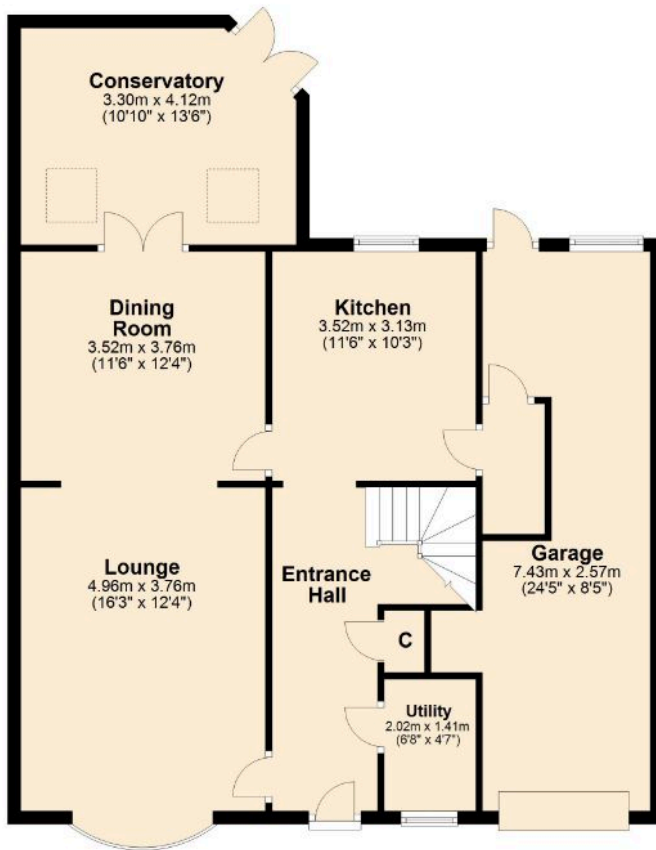
DRAFT DETAILS

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

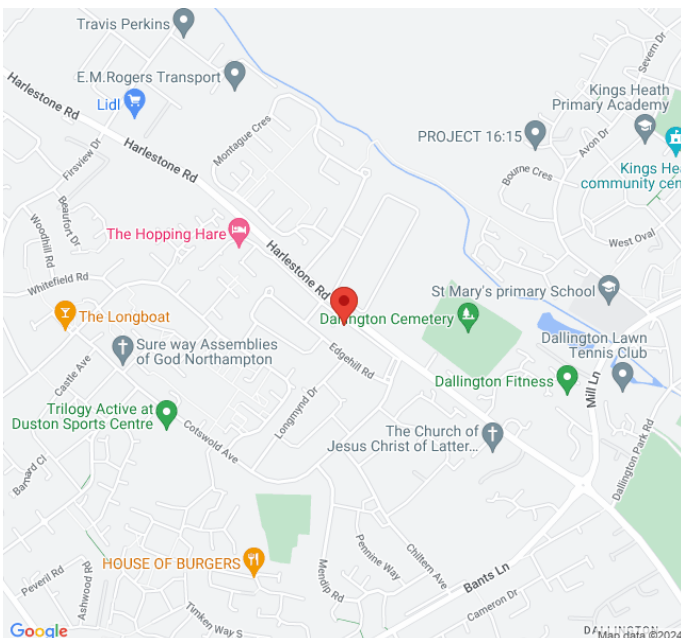
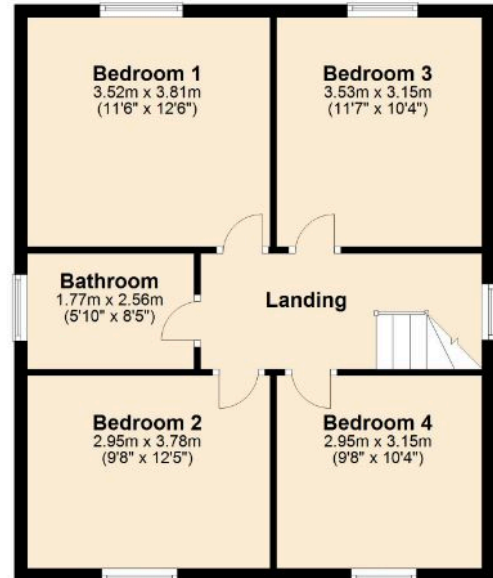


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Ground Floor



First 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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