

**19 Dane Ridge, Duston, Northampton, NN5 6HQ**  
**£300,000 Freehold**

Jackson Grundy are delighted to welcome to the market this beautifully presented two double bedroom semi-detached bungalow, situated in the heart of Duston Village. The accommodation comprises entrance porch, entrance hall, large lounge, two bedrooms, bathroom, modern kitchen with fitted appliances and a full width conservatory. The front garden is low maintenance with a brick block drive to the garage. Benefits include gas radiator heating, double glazing and offered for sale with no upper chain. EPC: TBC Council Tax Band: B

**Garage & Off Road Parking | Modern Kitchen | Desirable Village Location | Two Double Bedrooms | Gas Radiator Heating & Double Glazing | No Onward Chain**

**modern marketing · traditional values**

## PORCH

Double glazed side door. Light. uPVC double glazed door to:

## HALLWAY

Wood effect laminate flooring. Radiator. Storage cupboard. Access to loft space via drop down ladder. Doors to:

## LOUNGE 3.94m x 3.61m (12'11 x 11'10)

Double glazed bay window to front elevation. Radiator. Feature fireplace.

## KITCHEN 3.73m x 2.59m (12'3 x 8'6)

Double glazed window to side elevation. Door conservatory. Wall and base units. One and half stainless steel sink. Integrated dishwasher. Stainless steel splash backs. Spotlights. Boiler in cupboard.

## BEDROOM ONE 3.66m x 3.48m (12'0 x 11'5)

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

## BEDROOM TWO 3.86m x 2.57m (12'8 x 8'5)

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

## SHOWER ROOM 2.72m x 1.78m (8'11 x 5'10)

Radiator. Wash hand basin and low level WC in vanity unit and walk in shower cubicle. Tiling to splash back areas. Spotlights.

## CONSERVATORY 2.39m x 6.91m (7'10 x 22'8)

Low level brick wall. uPVC double glazed sliding doors and window. Large orangery/lantern style roof. Two radiators.

## OUTSIDE

## FRONT GARDEN

Low level brick wall with iron railings. Block paved frontage. Patio front with some planting.

## GARAGE

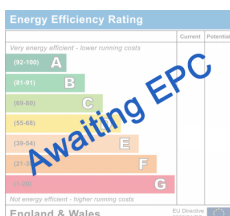
Side door. Up and over door. Larger than average garage.

## REAR GARDEN

Enclosed by panelled fencing. Patio. Raised lawn with hedge and shrub, Side gate. Private. Raised patio area.

## DRAFT DETAILS

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

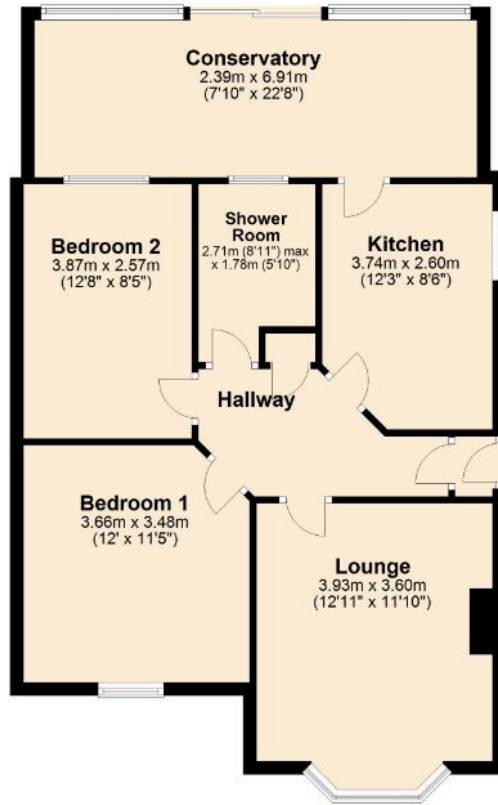


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Approx. 75.9 sq. metres (817.5 sq. feet)



Total area: approx. 75.9 sq. metres (817.5 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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