



**90 Park Lane, Duston, Northampton, NN5 6QA
£275,000 Freehold**

Jackson Grundy are delighted to welcome to the market this three double bedroom dormer bungalow in this popular Park Lane location in Duston. The accommodation comprises entrance hall, extended kitchen, lounge to the front and double bedroom downstairs with shower room off the hallway. Upstairs there are two further double bedrooms and a modern shower room. Further benefits include gas central heating, off road parking and single garage. EPC Rating: D. Council Tax Band: C

Three Double Bedroom Semi Detached Dormer Bungalow | Garage & Off Road Parking | Double Glazing & Gas Radiator Heating | Popular Park Lane Location | Upstairs Shower Room, Downstairs Shower Room | Extended Kitchen

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Radiator. Wood effect flooring. Doors to:

LOUNGE/DINING ROOM 3.91m x 5.51m (12'10 x 18'1)

Double glazed bay window to front elevation. Radiator. Staircase rising to first floor. Feature fireplace.

SHOWER ROOM 1.68m x 1.52m (5'6 x 5'0)

Frosted double glazed window to side elevation. Heated towel rail. Suite comprising shower cubicle, pedestal wash hand basin and low level WC. Tiling to splash back areas.

BEDROOM ONE 3.91m x 2.84m (12'10 x 9'4)

Sliding door to garden room. Radiator.

GARDEN ROOM 2.57m x 2.57m (8'5 x 8'5)

Low level brick wall. Double glazed windows and doors.

KITCHEN 4.78m x 2.64m (15'8 x 8'8)

Double glazed window to rear and door to side elevation. Wall and base units. Space for appliances. Tiling to splash back areas. Radiator. Wall mounted boiler. Tiled floor. Sink with mixer tap.

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO 2.90m x 3.78m (9'6 x 12'5)

Double glazed window to front elevation. Two Velux windows to front elevation.

BEDROOM THREE 3.02m x 3.05m (9'11 x 10'0)

Double glazed window to rear elevation. Radiator.

SHOWER ROOM 1.93m x 1.91m (6'4 x 6'3)

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising pedestal wash hand basin, shower cubicle and low level WC. Tiling to splash back areas. Wood effect flooring. Spotlights.

OUTSIDE

FRONT GARDEN

Low level brick wall. Off road parking to the front. Mature planting. Access to garage.

GARAGE

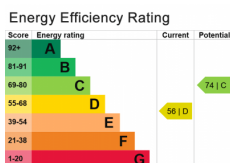
Up and over door.

REAR GARDEN

Enclosed by panelled fencing. Side gate. Access to garage. Two sheds. Lawn and borders. Mature trees and hedges to side and rear.

DRAFT DETAILS

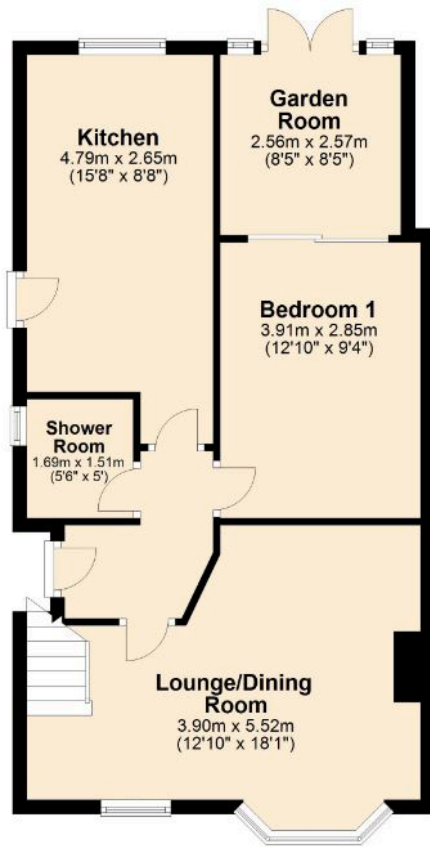
At the time of print, these particulars are awaiting approval from the Vendor(s).



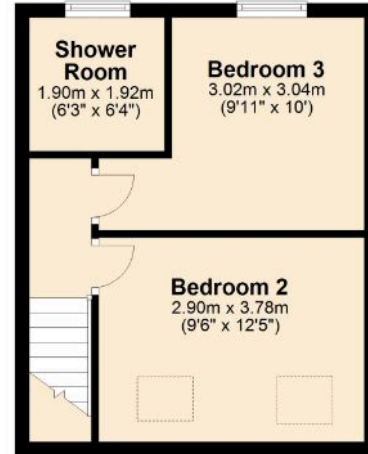
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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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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