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Weedon Road, Duston  
Northampton  
Northamptonshire, NN5 4EX  
**£450,000** Semi Detached



Department: Sales

Tenure: Freehold



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JACKSON GRUNDY WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS SEMI DETACHED HOME OFFERING VERSATILE ACCOMMODATION ARRANGED OVER MULTIPLE LEVELS AND FINISHED WITH A BLEND OF MODERN COMFORT AND CHARACTER FEATURES. THIS VICTORIAN PROPERTY BOASTS WELL PROPORTIONED LIVING SPACES, A STYLISH FITTED KITCHEN AND CONTEMPORARY BATHROOMS, MAKING IT IDEAL FOR FAMILY LIVING OR THOSE SEEKING FLEXIBLE ACCOMMODATION. THIS IMPRESSIVE HOME WITH EXPOSED BEAMS, VAULTED CEILINGS, CREATES A UNIQUE AND RELAXING RETREAT. EXTERNALLY, THE HOME BENEFITS FROM OFF ROAD PARKING, A LARGE GARAGE AND A MATURE, PRIVATE REAR GARDEN, ALL SET WITHIN A POPULAR AND WELL ESTABLISHED RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

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#### GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- STUDY/OFFICE

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#### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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#### FIRST FLOOR

- BEDROOM
- BEDROOM
- BATHROOM

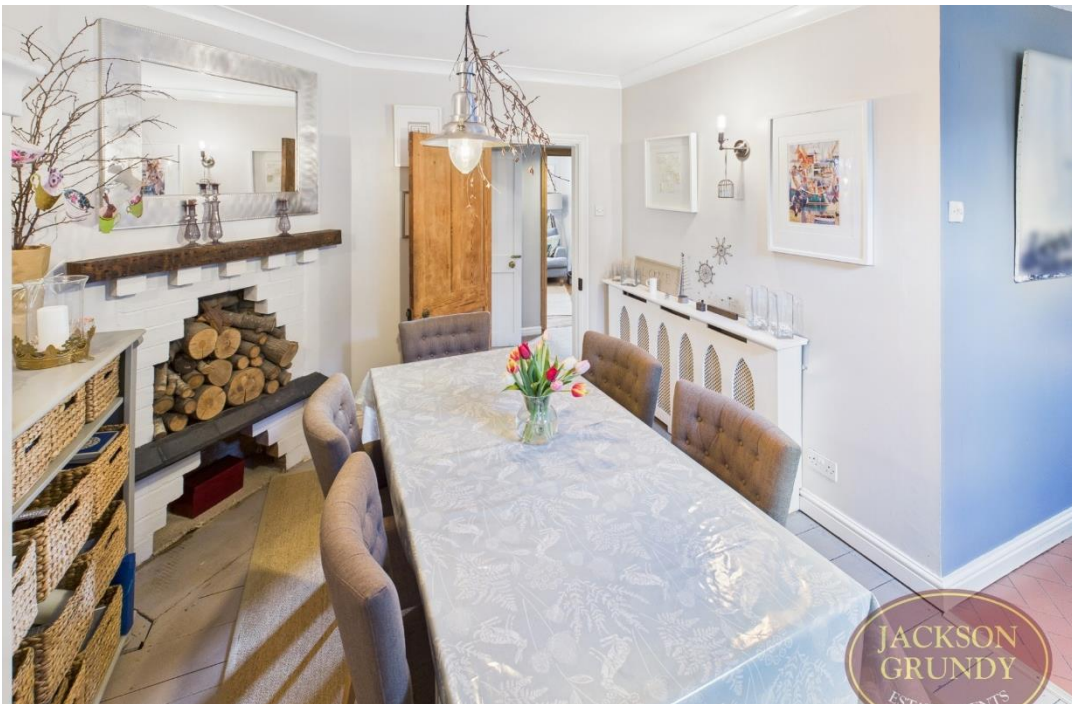
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#### SECOND FLOOR

- BEDROOM
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## THE PROPERTY

The ground floor of The Pines offers a warm and characterful layout, combining period charm with practical living space. A welcoming entrance hall leads to a beautifully presented sitting room featuring large windows and an inviting atmosphere. There is a separate dining room with an attractive fireplace, ideal for family meals and entertaining. The well equipped kitchen enjoys views over the garden and provides ample worktop and storage space. Additional ground floor features include a useful cloakroom and access to a versatile office/workspace ideal for working from home. The layout flows well, creating a comfortable and functional living environment. There is also a useful downstairs W/c.

The first floor offers well proportioned and beautifully presented accommodation. The main bedroom is a generous double, enjoying pleasant views and a calm, neutral décor. A further bedroom provides flexible space, ideal for guests, or child's room. Completing the floor is a stylish and contemporary family bathroom, fitted with a freestanding bath, separate shower enclosure, modern vanity unit and elegant tiling. A bright landing with feature staircase and natural light enhances the sense of space and character, linking all rooms seamlessly and creating a comfortable and inviting first floor layout.

The top floor offers a superb, characterful bedroom suite with impressive vaulted ceilings, exposed beams and windows that offer plenty of natural light. The generous bedroom area easily accommodates a large bed and furniture, while a separate seating or dressing area provides flexibility for relaxation or home working. An open balustrade overlooks the stairwell, creating a bright and airy feel, making this an ideal principal bedroom or stylish guest suite.

The property is approached via a private gravel driveway with secure gated access leading to a large double garage with plenty of room for parking, general storage and a bonus car inspection pit. Set behind attractive brick boundary walls and mature planting, the frontage offers a secluded feel while retaining excellent kerb appeal. Established trees and shrubs frame the house beautifully, enhancing its character and privacy.

To the rear is a particularly generous and mature garden, laid mainly to lawn with well stocked borders, established trees and a high degree of seclusion. A paved patio area provides an ideal space for outdoor dining and entertaining, while additional seating and small patio areas are tucked away within the garden. The grounds offer a tranquil, leafy setting with plenty of space for relaxation and enjoyment.

EPC Rating: E. Council Tax Band: D

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## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	E
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

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 a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. 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 St Giles Park, St Crispins, Marina Park and Upton. 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.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

