

NEW INSTRUCTION



DAVID COSBY
ESTATE AGENTS
For Sale
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BANTS LANE

Duston, Northampton, NN5 6AH



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Bants Lane

Duston, Northampton, NN5 6AH

Total GIA Floor Area Exc. Garage | Approx. 86 sqm (926 sqft)

Features

- 1930s semi-detached home with off-road parking
- South-facing rear garden and separate off-site garage
- Bay-fronted sitting room
- Well-equipped Shaker-style kitchen
- Contemporary four-piece bathroom
- Brick outbuilding with power
- Near Dallington Park

Description

A 1930s three-bedroom, semi-detached family home with off-road parking, a sunny south-facing rear garden, and a separate garage located off-site. The property is of traditional facing brick construction beneath a hipped and tiled roof, enhanced by a double-height part-rendered bay window and a first-floor segmental oriel window, offering an elegant façade typical of the period.

The property provides a well-balanced layout, ideal for modern family living, with generously proportioned accommodation arranged over two floors. On the ground floor, the home features a welcoming entrance hall with ample storage, leading to a bay-fronted sitting room, a bright and spacious dining room, and a well-equipped kitchen overlooking the rear garden. The first floor comprises three bedrooms, including two doubles, and a contemporary four-piece family bathroom.

Externally, the property benefits from a large front driveway, providing parking for multiple vehicles, and a thoughtfully designed rear garden with a variety of seating areas, perfect for entertaining or relaxation. Additional storage is provided by a brick-built outbuilding in the garden, while the off-site garage offers further practicality for vehicle or equipment storage.



The property occupies an elevated position overlooking Bants Lane Allotments and is close to a good range of amenities, with larger retail options at nearby Sixfields

The Property

Entrance Hall

The entrance hall creates a welcoming impression with its marble-effect ceramic tiled flooring and features a beautifully crafted panelled oak staircase with a profiled handrail and chrome balustrades. Practical storage is provided by a low-level understairs cupboard and a full-height cupboard with a four-panel oak door, fitted shelving and casement window providing natural light. Four-panel oak doors lead to the sitting room and kitchen-dining areas, while a quarter-winder carpeted stairs with oak handrails and chrome balustrades leads to the first-floor accommodation.

Sitting Room

The sitting room is a comfortable and inviting bay-fronted space, centred around an open-flame gas fire set within a classically styled terrazzo surround and hearth. The walls are decorated with contemporary patterned wallpaper, complementing the plush cut-pile carpet underfoot. A front-facing segmental bay window enhances the room with natural light and offers pleasant views over the nearby allotments and the front aspect, making it an ideal space for relaxation.

Dining Room

Positioned at the rear left-hand side of the property, the dining room is bathed in natural sunlight, thanks to its full-height glazed panels overlooking the south-facing rear garden. This bright and airy space also features direct access to the patio, seamlessly blending indoor and outdoor living. The flooring is finished with marble-effect ceramic tiles, offering both style and practicality, and the room provides ample space for a large dining table and chairs.

Kitchen

The kitchen, located at the rear right-hand side of the property, enjoys a pleasant view of the sunny south-facing garden through a three-unit casement window. The space is fitted with solid oak shaker-style base and wall units, offering ample storage, and is finished with chamfered quartz work surfaces and matching splashbacks. A stainless-steel sink and drainer with a chrome mixer tap is positioned beneath the window, while the large seven-burner range cooker with a three-door oven and brushed chrome extractor hood (available under separate negotiation) serves as a focal point. Additional features include a built-in dishwasher and a designated space for a washing machine. The flooring is finished with marble-effect ceramic tiles, which flow from the dining room, and adjustable recessed spotlights have been installed.





The Property

First Floor Landing

The first-floor landing features four-panel oak doors providing access to the principal bedrooms and the main bathroom and a frosted double-glazed window to the side aspect fills the space with natural light.

Bedroom 1

Situated at the front right-hand side of the property, this generously sized bedroom benefits from a large segmental bay window that provides far-reaching views over Bants Lane allotments. The room is finished with plush cut-pile carpet underfoot, while the walls feature a combination of timber panelling and neutral decoration, creating a warm yet versatile space.

Bedroom 2

This well-proportioned double bedroom is located at the rear of the property and enjoys a large bay window overlooking the south-facing garden, allowing for plenty of natural sunlight throughout the day. The floors are finished with cut-pile carpet, and the walls are neutrally decorated with perimeter covings. The room also includes built-in storage, featuring a four-door unit that neatly houses the combination boiler.

Bedroom 3

Located to the front aspect, this single bedroom features a segmental oriel window that offers views over Bants Lane allotments. The room is finished with cut-pile carpet, while the walls are partly decorated with decorative lining paper.

Bathroom

The bathroom is fitted with a modern and stylish four-piece suite, including a corner shower cubicle with tempered glass sliding doors, a ceiling-mounted rainfall shower head, and a separate chrome shower hose. Further appliances comprise a close-coupled WC, a double-ended bath with a central chrome mixer tap and separate shower hose, and a ceramic wash hand basin with a chrome mixer tap, set within a practical vanity unit. Natural light is via a top-hung two-unit casement window with frosted double glazing, while a wall-mounted chrome ladder towel rail provides heating. The walls are partially finished with marble-effect ceramic tiles, complemented by full-height terrazzo-effect Aqua-panels in the shower area. The floor is laid with black riven-effect ceramic tiles, and recessed spotlights provide artificial lighting. A hinged access hatch offers convenient entry to the roof void.





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Grounds

Front Aspect

The property is set well back from Bants Lane and benefits from a dropped kerb providing vehicular access to double-swing timber five-bar gates. Beyond the gates lies a large block-paved garden, offering ample off-road parking for several vehicles. The garden is bordered by slate shingle perimeters, with a dry-stone wall boundary on the left-hand side and timber close-board fencing on the right-hand side. A quarry-tiled step leads to the front entrance porch, where a traditional four-panel part-glazed door with matching sidelights opens into the main entrance hall. A secure ledged and braced gate to the side aspect provides convenient access to the south-facing rear garden.

Rear Garden

The rear garden is a beautifully maintained space, ideal for entertaining and outdoor relaxation. A large timber-decked patio is accessible directly from the dining room via glazed doors, offering connection between indoor and outdoor living.

The garden benefits from its south-facing orientation, ensuring sunlight throughout most of the day. A central lawn is complemented by a terrazzo-style, two-tier patio area at the far end of the garden, bordered by slate shingle beds and planted borders. A canopy gazebo provides additional seating space, enhancing the area's suitability for hosting and relaxing.

To the rear right-hand side of the garden, a practical brick-built outbuilding offers valuable storage. It features a profiled steel roof, a ledged and braced access door with a Suffolk latch, and a single-glazed fixed casement window. The outbuilding is equipped with power, a separate fuse supply, and a solid concrete floor, making it highly functional.

Garage

The property further benefits from a separate off-site garage, located to the rear of Crawford Avenue. This provides a practical solution for vehicle storage or additional space for tools and equipment, enhancing the property's overall functionality.



Location

The property occupies an elevated position overlooking Bants Lane Allotments and is close to a good range of amenities, with larger retail options at nearby Sixfields Leisure, which also features a cinema, restaurants, and Northampton Town Football Club's stadium.

For outdoor enthusiasts, the property is located near Dallington Park, a 23-acre green space perfect for leisurely walks, sports, and family outings. Further afield, Harlestone Firs provides woodland trails, ideal for walking, cycling, and running.

Families will benefit from a selection of well-regarded schools in the area, such as Duston Eldean Primary School and The Duston School, which offers education for ages 4 to 18. Additionally, for those considering independent education, Quinton House School is an option in the nearby area.

Transport links are good for commuters with Northampton Railway Station just a short drive away, providing regular services to London Euston in under an hour. The location also benefits from easy access to major road networks, including the M1 motorway at junctions 15 and 15A.

Duston is a desirable location for those seeking access to a wide range of amenities, schooling, and transport connections while enjoying the benefits of a suburban setting close to green spaces.

Property Information

Local Authority: West Northamptonshire Council

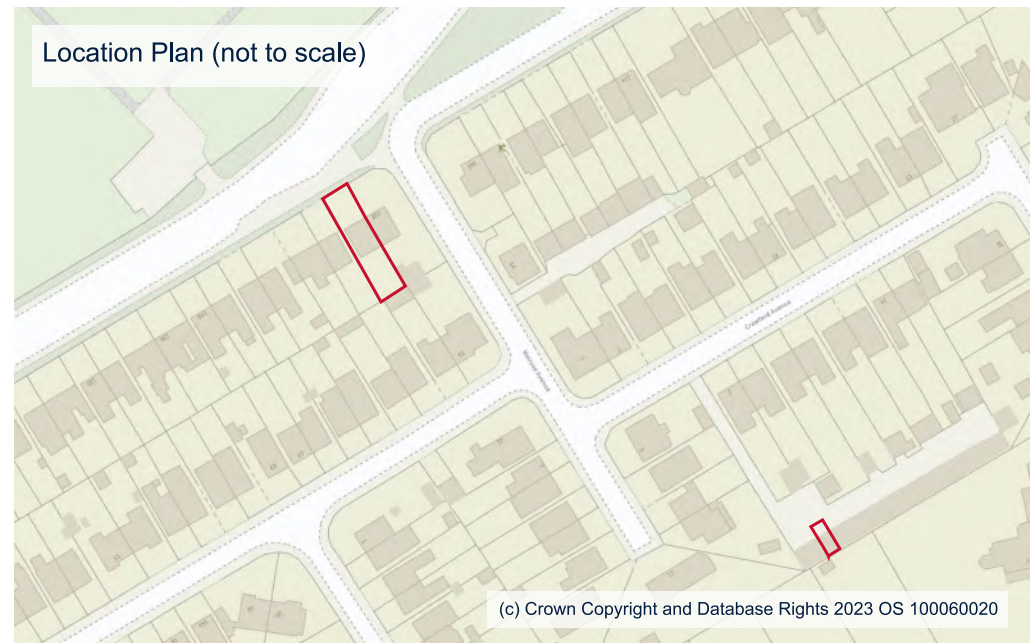
Services: Water, Drainage, Gas & Electricity

Council Tax: Band C **EPC:** Rating TBC

Broadband: Full Fibre Broadband is available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



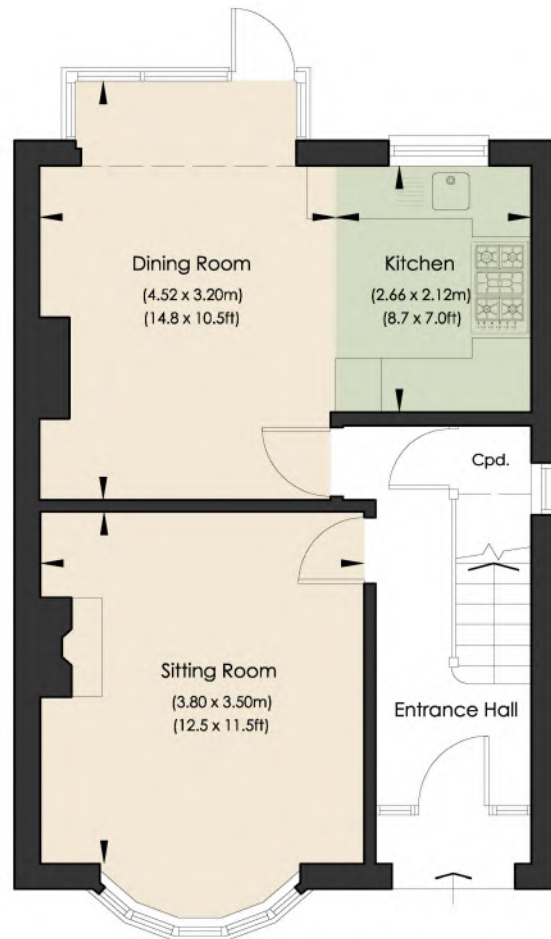
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Approximate GIA (Gross Internal Floor Area) Exc. Garage = 86 sqm (926 sqft)

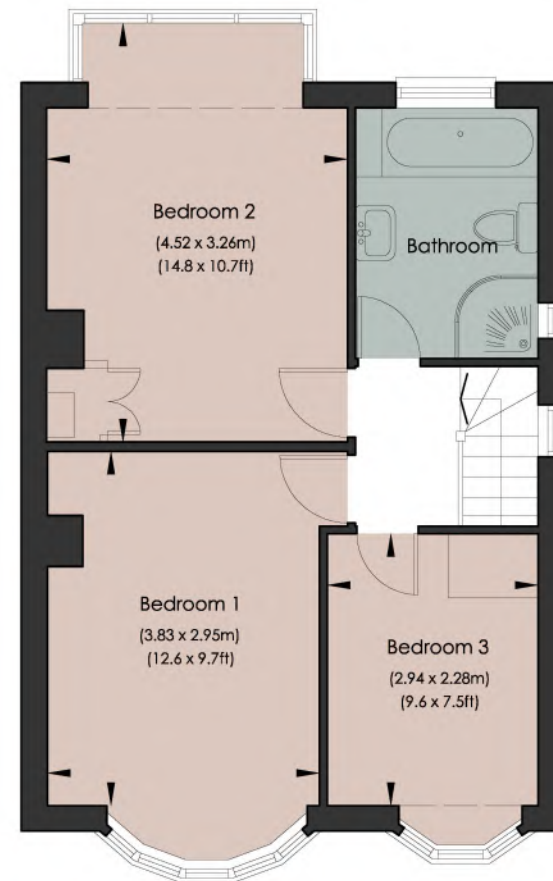


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 43 sqm (463 sqft)



FIRST FLOOR GIA = 43 sqm (463 sqft)



DUSTON

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