



**Park Lane**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Park Lane

Duston

NN5 6PZ

PRICE £399,995

A stunning four bedroom semi-detached house in the heart of Duston. Having been cleverly extended and fully renovated by the current owners, the property is within close proximity of local schools, shops and parks.

Accommodation comprises entrance hall, sitting room and kitchen/dining room which is all open plan, utility room and cloakroom/WC. To the first floor, the master bedroom is set as a large dressing area with en-suite bathroom and mezzanine bedroom. There are also three further bedrooms and a shower room. Outside is a large rear with two summerhouses, a feature Tiki bar and side and rear access. To the front is ample off road parking. Further benefits include uPVC double glazing and gas radiator heating. (A/1444/L)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

### Viewing

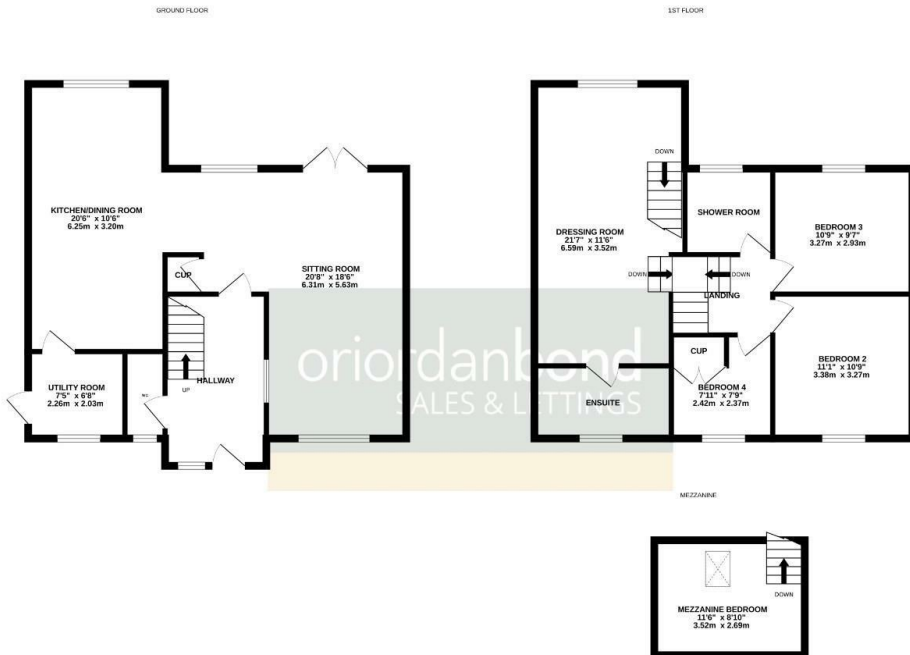
Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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TOTAL FLOOR AREA : 1444 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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