



**Park Lane**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
801 sq. ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq. ft. (74.4 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Park Lane

Duston

NN5 6PZ

PRICE £295,000

**An immaculate, extended and fully refurbished two bedroom semi-detached bungalow situated in this quiet and popular location within Duston. Offered for sale with no onward chain.**

The accommodation comprises entrance hall, sitting room with bay window, master bedroom with triple built-in wardrobes, bedroom two or additional reception room, contemporary shower room and a spacious 21ft re-fitted kitchen/dining room. Outside, to the front is generous driveway providing off road parking with gated side access leading to a larger than average enclosed rear garden with storage shed. Further benefits include uPVC double glazing, gas to radiator heating and under floor heating throughout. (B/801/M)

### Additional information

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

### 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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