



**Park Lane**  
Duston, Northampton



**oriordanbond**  
SALES & LETTINGS



## Park Lane

Duston  
NN5 6QD

Price  
£305,000

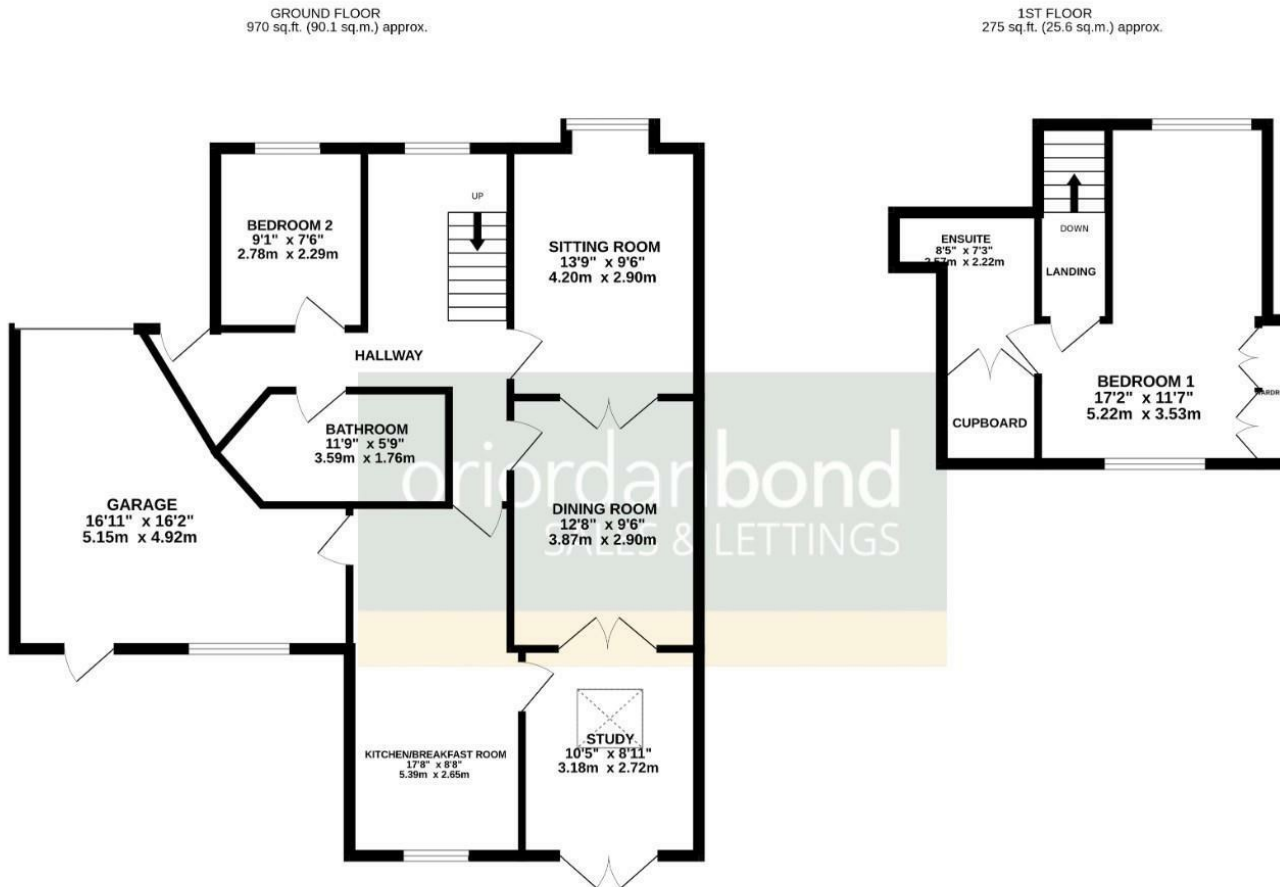
Situated in the desirable area of Duston set within close proximity to local schools, shops and Errington Park is this well presented and cleverly extended two bedroom semi-detached dormer bungalow.

Offering vast amounts of living space and set on a generous corner plot, the property offers versatile living accommodation comprising entrance hall, sitting room, dining room, study, kitchen/breakfast room, downstairs bedroom and bathroom. To the first floor is the master bedroom with fitted wardrobes and en-suite. Outside are gardens to the front and rear and a larger than average garage with ample off road parking in front. Further benefits include gas radiator heating and uPVC double glazing throughout (B/1245/M)

- Extended two bedroom semi-detached dormer bungalow
- En-suite to master bedroom
- Three reception rooms
- Gas radiator heating
- Enclosed rear garden
- Ample off road parking and large garage







TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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#### 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.

O'Riordan Bond Duston North Sales

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