



53 Duston Road, Northampton, NN5 5AR

**HOWKINS &
HARRISON**

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Northampton, NN5 5AR

Guide Price £385,000

Built in 1937 by renowned local builders of their time, Messrs Chowns, this detached property occupies a substantial plot and whilst the property has been improved over the years it still gives the opportunity to extend if required.

Features

- Mature detached house
- Sitting room
- Refitted kitchen
- Dining room
- Conservatory & cloakroom
- Three bedrooms & bathroom
- Garage & carport
- Good size gardens



Location

Duston is situated approximately two miles west of Northampton town centre, incorporating the old village of Duston which has several local amenities to include a grocery store, newsagents, bakery, building society, hairdressers, florists etc as well as churches, medical centre, dental surgery and public houses. Schooling is provided with several state primary schools and Duston Upper School as well as close by private education at Quinton House. Access to the M1, Junctions 15a & 16 are within a short distance as well as Northampton main line train station which operates to both Birmingham, New Street and London, Euston.



Ground Floor

The accommodation is entered through the porch which then leads into the hall that has parquet style flooring, stairs that rise to the first floor accommodation and an understairs cupboard. The sitting room features a wood burner and bay window to the front aspect. The kitchen was installed in 2024 in a range of grey fronted cabinet with working surfaces incorporating a sink unit, gas hob, oven and dishwasher. An understairs storage space also gives access to a cellar through a trap door. The dining room gives access to a sizable conservatory with tiled floor and further doors into the rear garden with a cloakroom off.

First Floor

The first floor accommodation has three bedrooms and a bathroom with a bath and shower over, wash hand basin and WC as well as “Glow worm” gas fired boiler.

Outside

The front of the property has established planting and driveway parking leading to a carport and single garage, with covered side access to larger than average rear garden which is mainly lawned with established planting.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

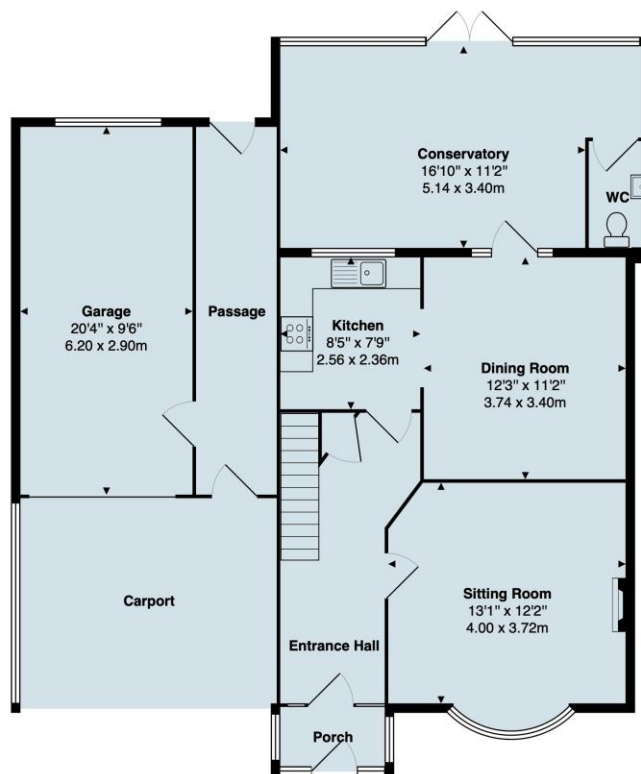
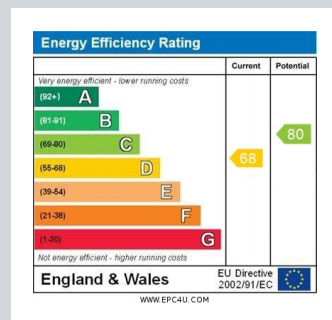
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel:0300-1267000.

Council Tax Band- D



Ground Floor
Area: 478 ft² ... 44.4 m²



1st Floor
Area: 487 ft² ... 45.2 m²

Total Area: 965 ft² ... 89.6 m² (excluding porch, conservatory, wc, passage, garage, carport)
All measurements are approximate and for display purposes only

Howkins & Harrison

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