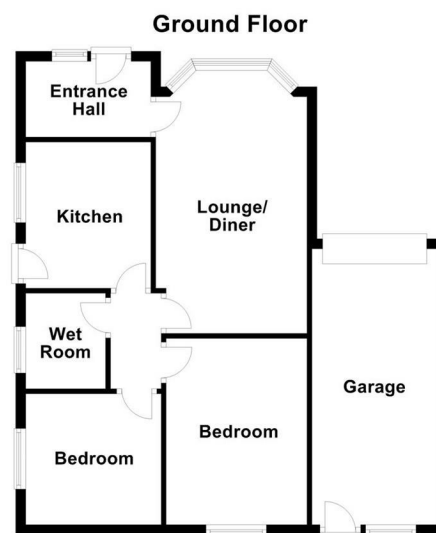


## 3 Macon Close, St Giles, Duston, Northampton, NN5 6HU



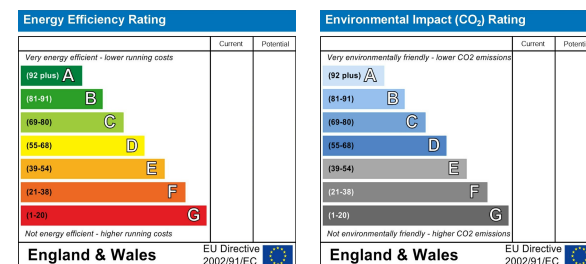
**£249,950 Freehold**

A modern two bedroomed, link-detached bungalow situated in a quiet cul-de-sac in the popular residential area of St Giles Park, Duston. The accommodation comprises of an entrance hall, lounge/diner, kitchen, inner lobby, two bedrooms and a wetroom. Outside is a front garden and driveway giving off road parking leading to the garage. The rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.



For illustration purposes only - not to scale

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## ACCOMMODATION

### ENTRANCE HALL

8'5 x 6'1

Enter via uPVC double glazed front door with obscure glass windows, window to side and radiator. Door to:

### LOUNGE/DINER

15'5 x 9'9

uPVC double glaze bay windows to front, a radiator, electric fire with marble hearth, surround and wood mantel. Door to:



### INNER LOBBY

Loft access and doors to:

### KITCHEN

9'14 x 8'5

Fitted with a range of base and eye level units, roll top work surfaces, tile splashback, stainless steel sink and drainer. There is a cooker, washing machine, space for fridge freezer, radiator, uPVC double glazed window and door to side.



### BEDROOM ONE

12'2 x 9'4

uPVC double glazed window to rear, radiator, built in wardrobe and drawers.



### BEDROOM TWO

9'0 x 8'4

uPVC double glazed window to rear, radiator, doors cupboard housing the gas wall mounted combination boiler.



### WETROOM

6'5 x 5'4

Comprises WC, wash hand basin and vanity unit with storage below. There is a wet room soakaway, shower, curtain and rail. The wet room is fully tiled and there is uPVC double glazed window with obscure glass to the side.



### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with pathway to front door and driveway giving off road parking and leading to the single garage. The garage has a metal up and over door, powered lighting, window and access door to garden.

#### REAR GARDEN

Mainly laid to lawn, there is a patio area, secure gated access to the side and front to rear and enclosed by brick walling and wood panel fencing. Flower shrub borders and bushes to rear garden. It enjoys a sunny aspect and has a high degree of privacy.



### SERVICES

Gas, water and electrics connected.

### COUNCIL TAX

Tax band C.

### HOW TO GET THERE

Proceed out of town in a Westly direction along the A4500 to St James and continue along the Harlestone Road towards Dallington. Over the roundabout towards Duston, continue past Lodge Farm Industrial Estate, on the right-hand side proceed in a Northerly direction towards the roundabout at Harlestone Manor and turn left onto the new Sandy Lane. Take the next turning on the left into Weggs Farm Road and first right into Macon Close where the property can be found on the right-hand side.

**DOIMB06032024/9791**

For further information on viewing call 01604 230222