



17 Park Lane, Duston, Northampton, NN5 6QD

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An individual arts and crafts mature three bedroom detached property situated on a good size plot on a quiet lane in the popular residential area of Duston. The accommodation comprises entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and to the first floor there are three double bedrooms and a family bathroom. Outside there is a walled front garden and driveway giving off road parking and leading to the garage. The lovely well stocked rear garden is mainly laid to lawn and faces in a southerly direction enjoying a sunny aspect and a high degree of privacy.

Price **£469,950 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Enter via original hardwood front door with obscure glass windows and French doors to:-

ENTRANCE HALL

17'2 x 4'4
Double radiator, under stairs storage cupboard, stairs to first floor and doors leading to:-

CLOAKROOM

The two part cloakroom has a wash hand basin, coat hangers and window to the front and door to:-

WC

WC, radiator, tiled flooring and window to the front.

LOUNGE

15'5 x 11'9
A three casement steel window to the front and window to the side, radiator, wall lights and French doors leading to the conservatory and double doors opening onto:-

DINING ROOM

12'4 x 10'9
Three steel casement windows to the rear, radiator, shelving and storage cupboard.



CONSERVATORY

11'3 x 6'4
Original stone base conservatory of wooden construction and door leading to the garden.



KITCHEN/BREAKFAST ROOM

15'1 x 12'4
Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, double stainless steel sink and drainer, space for cooker in recess, plumbing for washing machine, space for fridge/freezer, tiled flooring, original wooden beams and picture rails, four steel casement window to the rear garden, double radiator and door to:-



INNER LOBBY

Door to the side and a sliding door to storage cupboard which houses the gas floor mounted boiler and further access door to the garage.

FIRST FLOOR

LANDING

Four steel casement windows in the stairwell, radiator, airing cupboard housing the hot water tank and doors leading to:-



BEDROOM ONE

15'8 x 11'9
Two steel casement windows to the front, four steel casement windows to the rear and one to the side and radiator.



BEDROOM TWO

16'0 x 10'5
Four casement steel window to the rear, two radiators and built in wardrobe. Loft access.

BEDROOM THREE

12'5 x 10'9
Four casement steel window to the rear, built in wardrobes and radiator.



BATHROOM

6'7 x 5'9
Suite comprising wash hand basin, panelled bath with shower attachment, curtain and rail, tiled splashbacks, radiator, two steel casement windows with obscure glass to the front and fully tiled.

WC

Comprising WC, tiled splashbacks, radiator and window to the side.

OUTSIDE



FRONT GARDEN

The front garden is mainly laid to lawn with mature flower and shrub borders, bushes and trees and is enclosed by brick walling. There is a concrete and gravelled driveway giving off road parking for two to three vehicles and leading to the garage. Secure gated access to the side of the property from front to rear.

SINGLE GARAGE

The single garage has centre opening wooden doors with power and lighting and access door to the rear lobby.

REAR GARDEN

The rear garden is mainly laid to lawn with stone patio area, steps leads up to the remainder of the garden which is laid to lawn with a large ornate pond with pump, waterfall and wooden bridge, shed, mature bushes, trees, fruit trees and a wild garden at the bottom end of the garden. There is also a second set of wooden centre opening gates giving access from the rear. The rear garden has a bin store and is enclosed by wood panel fencing. The rear garden faces in a southerly direction and enjoys a sunny aspect and a high degree of privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band E

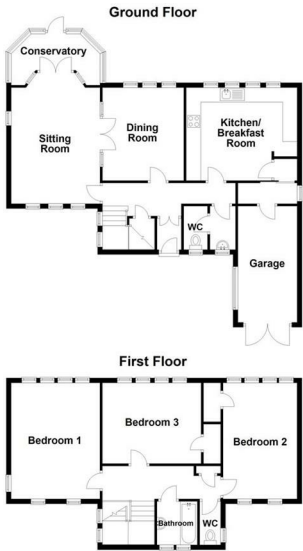
LOCAL AMENITIES

Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 passing Northampton train station and continue towards St James. Take the left hand lane passing Franklins Gardens and continue along the A4500 and take the right hand turning at the main traffic lights leading onto Duston Road. At the next set of traffic lights proceed left onto Tollgate Way and take the first right into Main Road entering the village of Duston. At the roundabout take the second exit and continue through Duston village and pass over two mini roundabouts and proceed along Main Road. Turn left into Ryeland Road and first right into Park Lane where the property can be found straight away on the left hand side.

DOIMB07042025/0030



Not to scale. For illustrative purposes only