1 Kenilworth Close
Duston
NORTHAMPTON
NN5 6LD

£330,000









- SEMI DETACHED
- CLOAKROOM/UTILITY ROOM
- GAS TO RADIATOR HEATING
- INTEGRAL GARAGE
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

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A mature, extended, semi-detached four bedroom property situated in the popular area of Duston. The accommodation comprises in brief: entrance hall, lounge, kitchen/dining room, side looby with cloakroom/utility room, four bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator heating, integral single garage, gardens to front and rear and off road parking.

Ground Floor

Entrance Hall
Radiator, stairs rising to first floor, UPVC double glazed window to front, door to:

Lounge
18'2" x 12'5" (5.56 x 3.80)
Feature fireplace, radiator, UPVC double glazed window to front, UPVC double glazed French doors and window to rear.

Kitchen/Dining Room
11'6" x 19'7" (3.52 x 5.99)
Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, cooker point, plumbing for dishwasher and washing machine, built in fridge/freezer, tiled flooring, radiator, UPVC double glazed windows to side and rear, door to side, door to:

Side Lobby
Tiled floor, UPVC double glazed door to front, door to:

Cloakroom/Utility Room
6'6" x 5'4" (2.00 x 1.64)
Suite comprising low level WC, hand wash basin, radiator, plumbing for washing machine, UPVC double glazed window to rear.

First Floor

Landing
8'9" x 7'4" (2.67 x 2.24)
Airing cupboard, access to loft, doors to:

Bedroom One
15'3" x 9'10" (4.65 x 3.02)
Radiator, UPVC double glazed window to front.

Bedroom Two
10'6" x 12'7" (3.22 x 3.86)
Built in wardrobe, radiator, UPVC double glazed window to front.

Bedroom Three
16'0" x 10'2" (4.90 x 3.11)
Radiator, UPVC double glazed window to rear.

Bedroom Four
9'6" x 7'3" (2.91 x 2.22)
Radiator, UPVC double glazed window to rear.

Bathroom
Suite comprising bath unit, hand wash basin, low level WC, shower, radiator, UPVC double glazed window to side.

Externally

Front Garden
Mainly laid to lawn, large block paved driveway leading to integral garage, off road parking for several cars.

Integral Garage
Barn style doors, power and light connected.

Rear Garden
Decked patio area leading to lawn, flower and shrub borders.

Agents Notes
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.











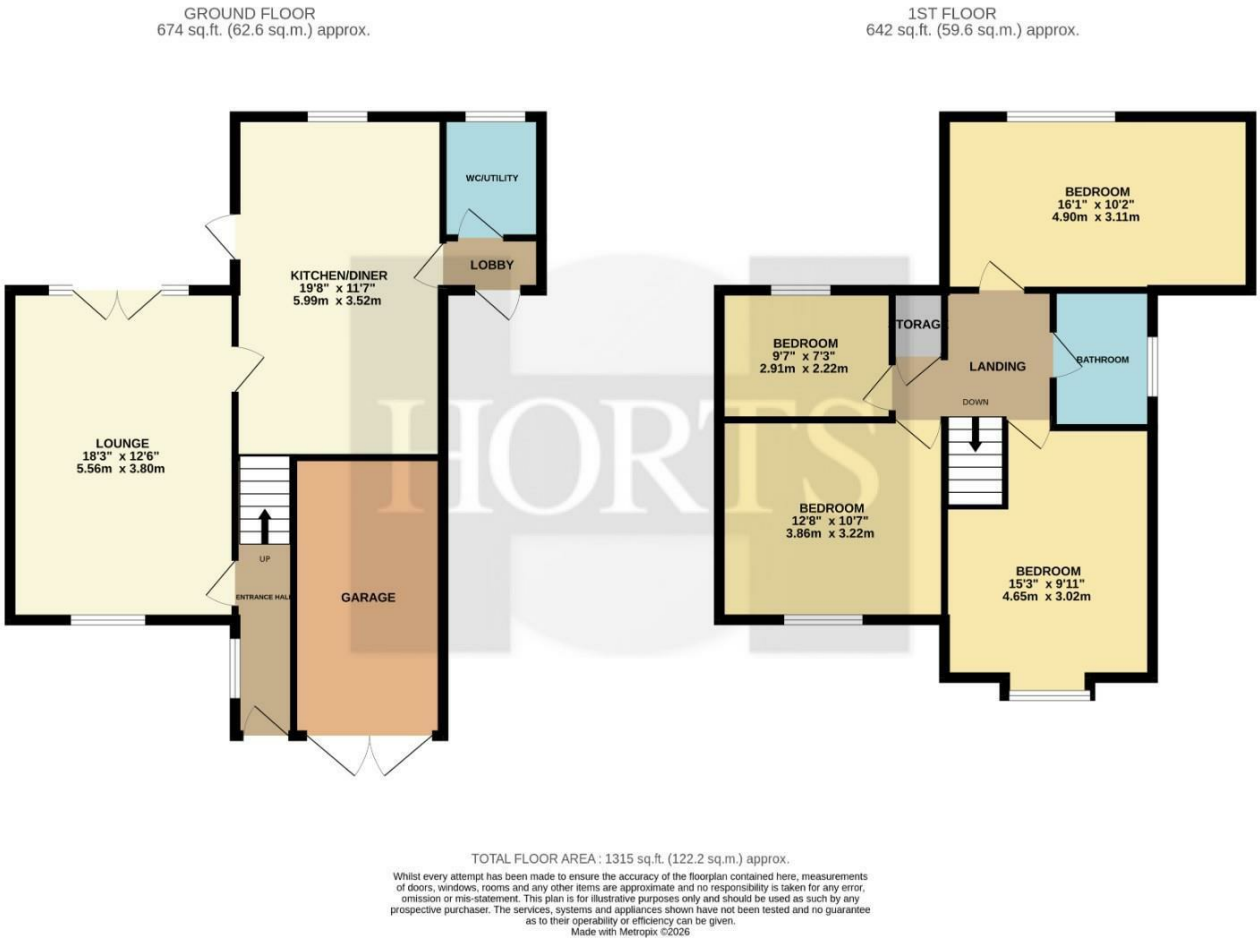


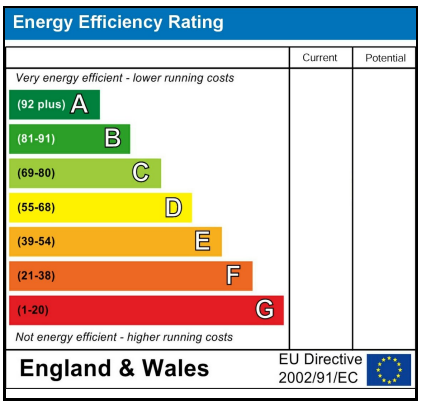














Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.