



www.jacksongrundy.com

Sir John Pascoe Way, Duston  
Northampton  
Northamptonshire, NN5 6PQ  
£379,995 Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us duston@jacksongrundy.co.uk



---

JACKSON GRUNDY ARE PLEASED TO WELCOME TO THE MARKET THIS IMMACULATEDLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN THIS POPULAR LOCATION WITHIN DUSTON.

---

#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- WC
- CONSERVATORY

---

#### FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
  - BEDROOM TWO
  - BEDROOM THREE
  - BEDROOM FOUR
  - SHOWER ROOM
- 

---

#### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN





---

## THE PROPERTY

The ground floor offers a bright and modern layout, featuring a spacious open-plan kitchen and dining area with contemporary units, integrated appliances and a large breakfast bar. Double doors lead through to a stylish living room with feature fireplace and plenty of natural light. A generous conservatory provides an additional versatile reception space overlooking the garden. The ground floor also benefits from a welcoming entrance hall and a convenient downstairs WC. Finished to a high standard throughout, the space is well-presented and ideal for both family living and entertaining.

The first floor offers four beautifully presented bedrooms and a modern family shower room, all accessed from a bright and welcoming landing. The principal bedroom is generously proportioned, featuring fitted mirrored wardrobes, dual-aspect windows and space for additional furniture, creating a calm and elegant retreat. Three further well-appointed bedrooms provide excellent versatility for family living, guest rooms or home office use, each decorated in contemporary tones with ample natural light. The stylish family shower room has been refitted with a sleek vanity unit, corner shower enclosure and modern tiling. A neatly arranged landing area with quality carpeting and neutral décor completes this well-designed floor, offering a comfortable and practical layout ideal for modern living.

This attractive detached home features a classic Tudor-style frontage with modern windows and a welcoming entrance porch. A tidy, low-maintenance frontage includes mature shrubs, a neat driveway and access to the integral garage. Smart kerb appeal and a well-presented exterior create an inviting first impression in this desirable residential setting.

Beautifully landscaped, the rear garden offers a generous porcelain-tiled patio perfect for entertaining, leading to a well-kept lawn surrounded by mature planting for privacy and year-round colour. Contemporary fencing, established shrubs and stylish planters create a peaceful and modern outdoor space ideal for relaxing, dining or enjoying the afternoon sun.



EPC Rating: D. Council Tax Band: D





## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler, optician and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

---

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

