

**14 Martel Close
Duston
NORTHAMPTON
NN5 6HA**

£250,000



- **REFURBISHED MID-TERRACED HOUSE**
- **MODERN KITCHEN/DINING ROOM**
- **REFITTED SHOWER ROOM**
- **GARAGE IN BLOCK**
- **THREE BEDROOMS**
- **UPVC CONSERVATORY**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented three bedroom mid-terraced home in the ever-popular Duston area. The property offers a spacious lounge, refitted kitchen/dining room, uPVC conservatory and refitted shower room with walk-in double shower. Externally there is an enclosed rear garden and garage, located in a nearby block. Further improvements include a recently fitted combination boiler serving radiators and Upvc double glazing.

Ground Floor

Entrance Porch

Entry through UPVC partly glazed door, meter cupboard with shelf over.

Lounge

14'7" x 14'2" (4.46 x 4.32)

Laminate flooring, open stairs to first floor, radiator, window to front elevation.

Kitchen/Dining Room

14'7" x 9'4" (4.46 x 2.86)

Refitted in white wall and base level units with chrome handles, square edge work surface space, inset sink with spray tap plate cleaner, built in single electric oven with space for microwave above, inset induction hob with extractor fan over, plumbing for washing machine, integrated dishwasher, sunken spotlights to ceiling, half tiling to kitchen area, laminate flooring, radiator, space and plumbing for American style fridge/freezer, window overlooking rear garden, partly glazed door and further window to conservatory.

Conservatory

7'10" x 7'7" (2.39 x 2.32)

UPVC construction with wooden floor tiles, radiator, sliding UPVC door to rear garden.

First Floor

Landing

Access to loft area, laminate flooring.

Bedroom One

10'7" x 8'3" excluding bay (3.23 x 2.54 excluding bay)

Fitted wardrobes, radiator, box bay window to front elevation offering space for a dressing table.

Bedroom Two

9'4" x 8'2" (2.85 x 2.51)

Double wardrobe with storage shelf to the side, radiator, window overlooking rear garden.

Bedroom Three

7'10" x 6'4" (2.39 x 1.95)

Laminate flooring, radiator, window to front elevation.

Shower Room

Refitted suite comprising of double width walk-in shower with rain drop shower head and further hand held shower, wash hand basin with vanity drawers beneath, close coupled WC, heated towel rail, sunken spotlights to ceiling, laminate flooring, extractor fan, frosted window to rear elevation.

Externally

Front Garden

Part lawn and part pebbled frontage with paved steps to entrance.

Rear Garden

Paved patio area with steps up to pebbled garden. Flower and shrub beds. The rear garden is fully enclosed by timber panel fencing with gated pedestrian access and outside cold water tap.

Parking

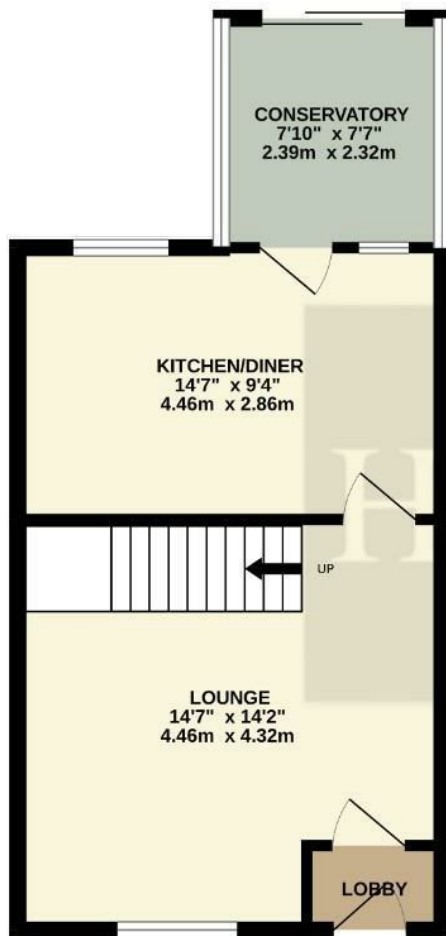
There is a garage available in a block of six to the side of the property (second one in from the right).

Agents Notes

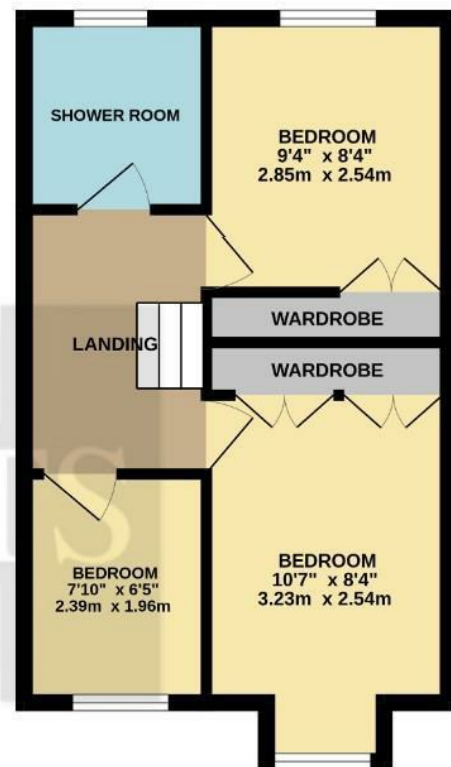
Council Tax Band: B



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

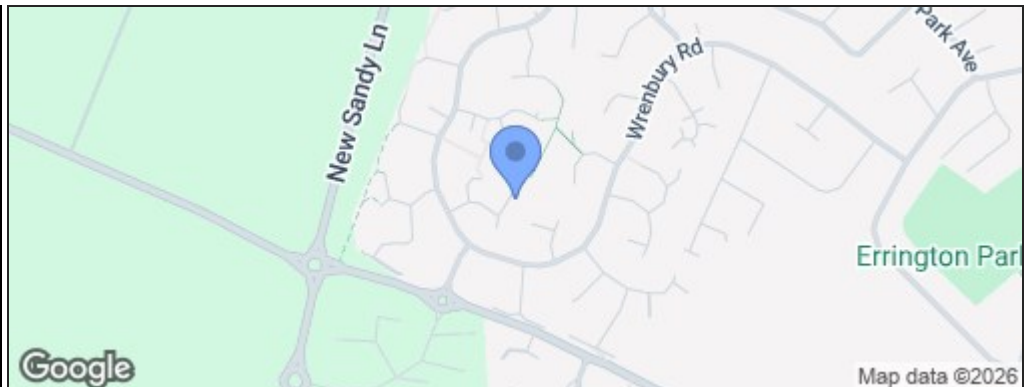


TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.