



**Einstein Crescent, Duston, Northampton NN5 6FY**

**welcome to**

## **Einstein Crescent, Duston, Northampton**

A beautifully presented three-bedroom detached home set in a quiet cul-de-sac, offering modern interiors, a spacious dual-aspect living room, a contemporary kitchen/diner with garden access, and a landscaped rear garden with multiple seating areas.

### **Hallway**

Tiled floor, radiator, front entrance door, side window, and internal doors leading to the lounge, kitchen/diner, W/C, and stairs to the first floor.

### **W/C**

Fitted with a pedestal wash basin, low-level WC, tiled splashback and wall-mounted cabinetry.

### **Living Room**

Wood-effect flooring, two radiators, front window, and rear French doors opening to the garden.

### **Kitchen/Diner**

Fitted units with integrated appliances, tiled floor, radiator, side window, rear French doors to the garden, and internal door to the hallway.

### **Landing**

Carpeted with radiator, window, loft access, and doors to all bedrooms and the bathroom.

### **First Floor**

#### **Bedroom One**

Carpeted flooring, radiator, rear window, fitted mirrored wardrobes, and door leading to the en-suite.

#### **Ensuite**

Shower enclosure, wash basin, WC, tiled splashback, radiator, and frosted window.

#### **Bedroom Two**

Carpeted, radiator, front window, and fitted mirrored wardrobes.

#### **Bedroom Three**

Carpeted, radiator, front window, and door leading to the landing.

### **Bathroom**

Panel bath, wash basin, WC, tiled splashback, radiator, and frosted window.

### **Outside Rear Garden**

Patio area, tiered sections, pathways, side gate, summer house, and timber shed.

### **Garage**

Up-and-over door, rear window, and internal storage space.





***view this property online*** [williamhbrown.co.uk/Property/NMS115924](http://williamhbrown.co.uk/Property/NMS115924)



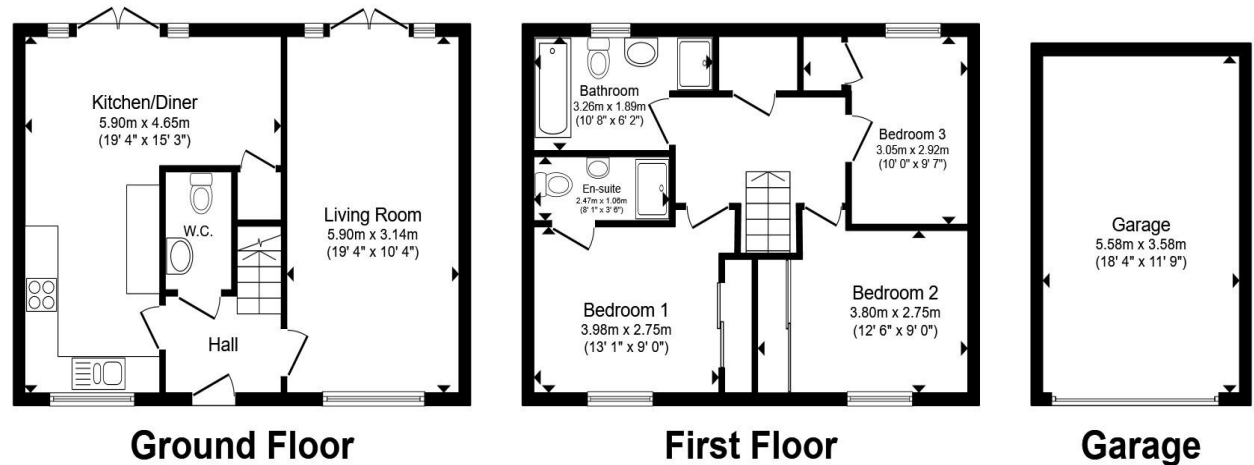
welcome to

## Einstein Crescent, Duston, Northampton

- Three bedrooms
- Detached home
- En-suite master
- Modern kitchen
- Spacious lounge

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£320,000**



Total floor area 113.0 m<sup>2</sup> (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/NMS115924](http://williamhbrown.co.uk/Property/NMS115924)



Property Ref:  
NMS115924 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01604 632322**



[Northampton@williamhbrown.co.uk](mailto:Northampton@williamhbrown.co.uk)



9 Bridge Street, NORTHAMPTON,  
Northamptonshire, NN1 1NH



[williamhbrown.co.uk](http://williamhbrown.co.uk)