

**1c Southfield Road
Duston
NORTHAMPTON
NN5 6HN**

£250,000



- **DEATCHED MODERN BUNGALOW**
- **SUITABLE FOR DISABLED**
- **WET ROOM**
- **CONSERVATORY**
- **OFF ROAD PARKING**

- **ONE BEDROOM**
- **OPEN-PLAN LIVING**
- **DOUBLE GLAZED**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An individually built one bedroom detached bungalow which was designed for either able-bodied or those with a disability. The accommodation offers an open-plan lounge/kitchen, conservatory and wet-room. Externally, the property has enclosed front and rear gardens and off-road parking. Heating is via radiators and windows, and doors are uPVC double-glazed. The property is located in the old part of Duston Village, which offers easy walking distance to shops. Northampton town centre and junction 15A of the M1 motorway are only a ten minute drive.

Entrance Hall

Enter through partly glazed UPVC door, laminate flooring, L shaped storage cupboard housing gas fired combi boiler, access to loft area, radiator.

Lounge/Kitchen

10'0" x 13'5" max (3.07 x 4.11 max)

Open plan.

Lounge Area

Two radiators, bay window to front elevation.

Kitchen Area

Fitted in cream base and wall cupboards with wood effect roll edge work surface space, inset single stainless steel sink unit, electric cooker, space for tall standing fridge/freezer, half tiling to walls, laminate flooring, window and partly glazed UPVC door to conservatory.

Conservatory

12'5" x 8'8" (3.80 x 2.65)

UPVC constructed conservatory with laminate flooring, partly glazed UPVC door leading to rear garden. Plumbing for washing machine.

Bedroom

12'6" x 11'10" (3.82 x 3.61)

Fitted wardrobes with matching drawers, radiator, laminate flooring, wall light, window overlooking rear garden.

Wet Room

Fully fitted with vanity cupboards and draws, wash hand basin, W/C with enclosed cistern, full height tiling to walls, electric Triton shower, Dimplex wall mounted heater, heated chrome towel rail, extractor fan, frosted window to side elevation.

Externally

Front Garden

Lawn with flower and shrub beds, paved pathway giving access to front door with gated access to rear garden, block paved driveway.

Rear Garden

Mainly paved with small artificial grass area, flower and shrub beds, large timber tool shed. The rear garden is fully enclosed by timber panel fencing with outside cold water tap.

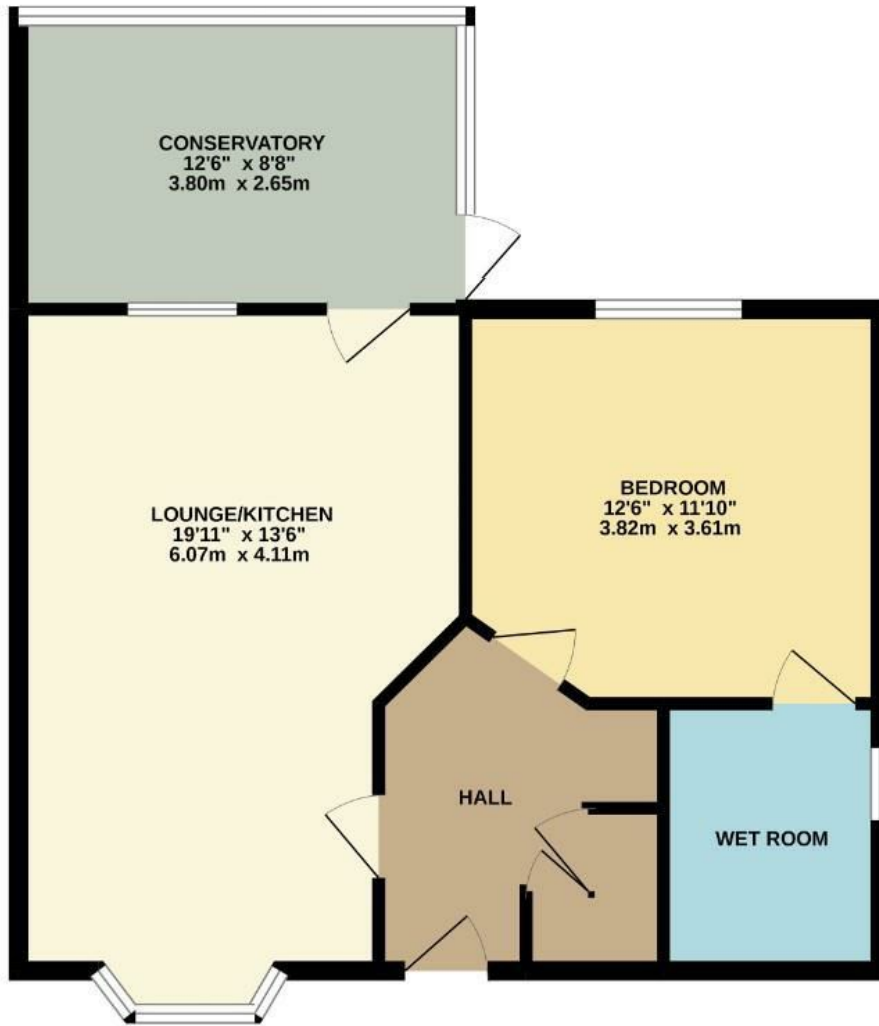
Agent's Notes:

Council Tax Band: A



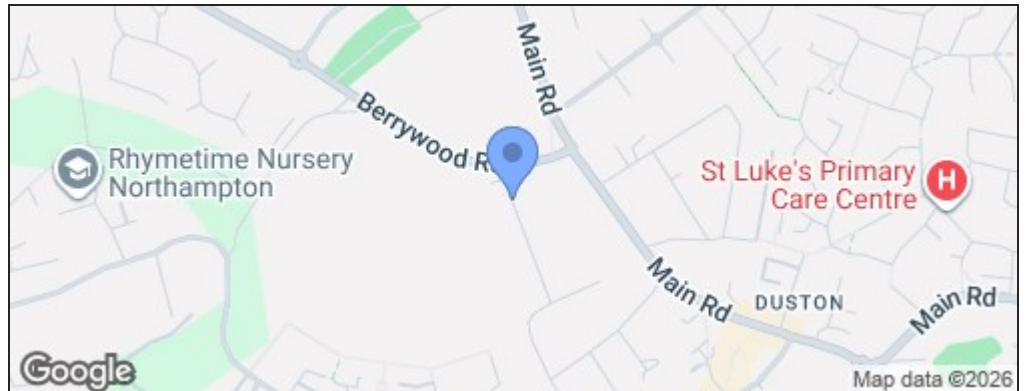


GROUND FLOOR



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			92
(81-91) B			
(69-80) C	76		
(55-68) D			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.