

## COUNCIL TAX

West Northamptonshire Council - Band C

## LOCAL AMENITIES

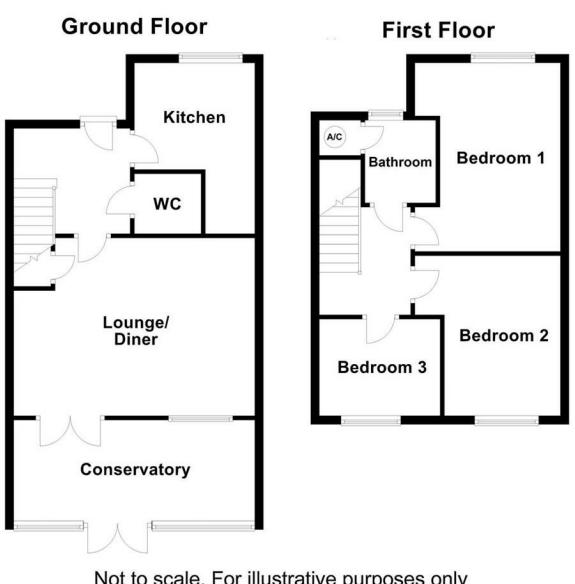
Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

## HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the Weedon Road passing Franklins Gardens and Westgate Industry and continue through the series of mini roundabouts to the roundabout junction with

Tollgate Way and continue straight on signposted towards the M1 junction 16. At the second set of traffic lights turn right into St Crispin Drive and follow the road as it bears left and proceed up the hill passing the St Lukes Primary School which stands on the right hand side. At the next junction turn left and continue along St Crispin Drive and around the bend where the property can be found on the right hand side.

**DOIMB20012025/10054**



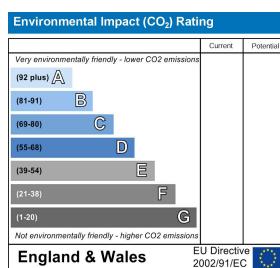
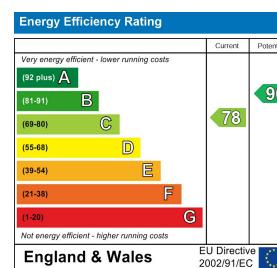
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# 91 St. Crispin Drive, St Crispin, Northampton, NN5 4BL



**Asking Price £260,000 Freehold**

A modern three bedroomeed mid terrace property situated on a quiet road in the popular residential area of St Crispins. The accommodation comprises entrance hall, cloakroom, kitchen, lounge/diner and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a front garden and a landscaped rear garden with allocated off road parking to the rear of the property.



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

9'0 x 8'2

Enter via a hardwood front door, double radiator, UPVC double glazed window to the front, under stairs storage cupboard and doors to:-

#### CLOAKROOM

5'7 x 4'7

WC, wash hand basin, radiator and extractor.

#### KITCHEN

13'0 x 9'9

Fitted with a range of base and eye level units, roll top work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, oven, hob and extractor, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and UPVC double glazed window to the front.



#### LOUNGE/DINER

18'4 x 14'2

Under stairs storage cupboard, double radiator, UPVC double glazed window and french doors to conservatory.



#### DINING AREA



#### CONSERVATORY

17'0 x 7'3

A brick based UPVC double glazed conservatory with under floor heating and french doors to the garden.



## FIRST FLOOR

### LANDING

Loft access hatch, radiator and doors to:-

#### BEDROOM ONE

14'3 x 8'2

UPVC double glazed window to the front, built in range of wardrobes and drawers and double radiator.



#### BEDROOM TWO

12'1 x 8'9

UPVC double glazed window to the rear, wood panelling and a double radiator.



#### BEDROOM THREE

7'3 x 9'2

UPVC double glazed window to the rear and radiator.

## BATHROOM

6'7 x 6'1

Suite comprising WC, wash hand basin, P shaped bath with rain head shower and hand held shower attachment, chrome towel radiator, cupboard housing the gas combination boiler and UPVC double glazed window with obscure glass to the front.



## OUTSIDE

### FRONT GARDEN

The small lawn area has steps leading to the front door.

### REAR GARDEN

The landscaped rear garden is mainly laid to patio and artificial lawn, shed and enclosed by wood panel fencing. A rear pedestrian gate leads to the allocated car parking space to the rear of the property.



## SERVICES

Main drainage, gas, water and electricity are connected.

For further information on viewing call 01604 230222