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Deancourt Drive, Duston  
Northampton  
Northamptonshire, NN5 6PY  
£315,000 Semi Detached



Department: Sales

Tenure: Freehold



**Jackson Grundy Estate Agents - Duston**  
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JACKSON GRUNDY ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, SITUATED IN THE POPULAR AREA OF DUSTON. THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING A BRIGHT LIVING ROOM, SEPARATE DINING AREA AND A MODERN FITTED KITCHEN WITH ACCESS TO THE REAR GARDEN. UPSTAIRS ARE THREE WELL PROPORTIONED BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY, THE HOME BENEFITS FROM OFF ROAD PARKING TO THE FRONT AND A GENEROUS, PRIVATE REAR GARDEN, IDEAL FOR FAMILIES AND ENTERTAINING. CONVENIENTLY LOCATED CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS, THIS IS A FANTASTIC OPPORTUNITY.

#### GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN

#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN





## THE PROPERTY

Jackson Grundy are delighted to welcome to the market this spacious and well-presented three bedroom semi detached family home, situated within a popular residential area of Duston. The property occupies a generous plot with a large frontage providing off road parking and a welcoming approach to the home.

Inside, the accommodation is bright, airy and well proportioned throughout. The ground floor offers a comfortable living room to the front, ideal for relaxing or entertaining, which flows through to a separate dining area overlooking the rear garden. The modern fitted kitchen is well equipped with ample storage and worktop space and provides direct access to the garden, making it perfect for everyday family life.

Upstairs are three good sized bedrooms, all offering plenty of natural light, along with a family bathroom fitted with a white three-piece suite.

To the rear is a particularly generous and private garden, mainly laid to lawn with patio and seating areas, ideal for children, entertaining or further landscaping. The garden also benefits from a metal shed and good fencing for privacy.

Further benefits include gas central heating, double glazing and a highly convenient location close to local schools, shops and transport links. The property has eleven owned solar panels with battery storage. This is a superb opportunity to purchase a well maintained family home in a sought after area of Duston.

EPC Rating: C. Council Tax Band: C







## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	C
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
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 and optician. 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)

