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The Scarplands, Duston  
Northampton  
Northamptonshire, NN5 6EY  
**£390,000** Semi Detached



Department: Sales

Tenure: Freehold



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JACKSON GRUNDY WELCOME TO THE MARKET THIS EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME IN THE SOUGHT AFTER DUSTON AREA. OFFERING SPACIOUS LIVING ACCOMMODATION, A BRIGHT KITCHEN/DINING ROOM OPENING TO THE SIDE GARDEN, FOUR WELL PROPORTIONED BEDROOMS AND A PRIVATE ENCLOSED REAR GARDEN. CONVENIENTLY LOCATED FOR LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM

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#### FIRST FLOOR

- BEDROOM (EN-SUITE)
- BEDROOM
- BEDROOM
- BEDROOM
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
  - GARAGE
  - REAR GARDEN
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## THE PROPERTY

Situated in the popular Duston area, this extended four bedroom semi detached home at The Scarplands offers generous and versatile accommodation ideal for family living.

The ground floor features a full length lounge, bright kitchen/dining space with doors opening onto the side garden, creating an excellent area for entertaining.

Upstairs are four well proportioned bedrooms, including a spacious principal room with vaulted ceilings and its own en-suite, along with a family bathroom.

Externally, the property benefits from a private enclosed rear garden laid mainly to lawn with fenced boundaries, providing a safe and practical outdoor space.

Well presented throughout and conveniently located for local schools, shops and transport links.

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	Air Source Heat Pump
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

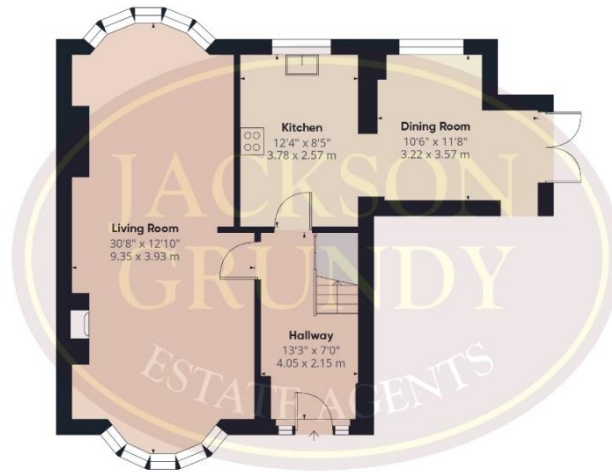
Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler 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

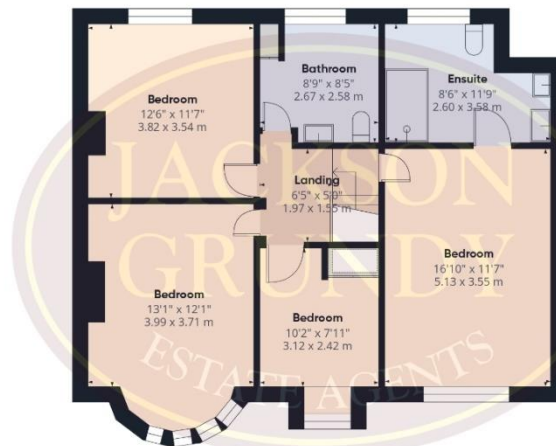
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1439 ft<sup>2</sup>

133.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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