



includes a cinema and football stadium, as well as many restaurants and pubs.

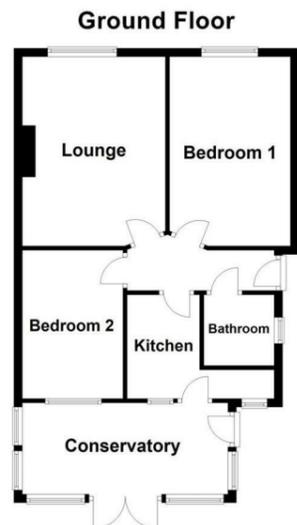
**COUNCIL TAX**

Council tax band - B

**HOW TO GET THERE**

From Northampton town centre proceed in a westerly direction on the A4500 passing Northampton train station and through St James, proceed up the hill on the Weedon Road passing the Saints Rugby Ground, proceed up the hill, at the next set of traffic lights bear right onto Duston Road and then immediately right onto Montfort Close where the property can be found on the left hand side.

DOI ak24022026/0291



Not to scale. For illustrative purposes only

# 10 Montfort Close, Northampton, NN5 5AN

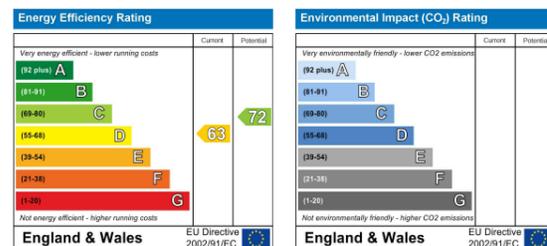


## £230,000 Freehold

A well presented mature two-bedroom semi-detached bungalow, situated in this highly sought-after area of Northampton. The accommodation features an entrance hall, bathroom, two spacious double bedrooms, a comfortable lounge, a modern fitted kitchen with integrated appliances, and a conservatory.

Externally, the property benefits from an enclosed rear garden and a garage, which is accessed via a service road to the rear. Additional advantages include uPVC double glazing and gas central heating throughout.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

# 10 Montfort Close, Northampton, NN5 5AN

## ACCOMMODATION

### ENTRANCE HALL

Accessed via a door to the side. This area provides access to all rooms.

### SITTING ROOM

14'9 x 10'2

Featuring a bay window to the front elevation and inset gas fire.



### KITCHEN

8'1 x 5'8

Fitted with a range of modern floor and wall cabinets, laminate work surface incorporating a sink and drainer unit. Integrated appliances comprise a two ring induction hob and oven. There is also a spacious recess with wall mounted gas fired boiler. A door leads to:



### CONSERVATORY

16'0 x 7'1

Quarter brick built conservatory with upvc double glazing and double doors leading into the garden.



### BEDROOM ONE

14'1 x 9'5

This double bedroom has a full range of fitted bedroom furniture and there is a window to the front elevation.



### BEDROOM TWO

11'6 x 7'10

With a window to the rear.



### SHOWER ROOM

5'6 x 5'6

Fitted in a suite with W.C, wash basin and shower cubicle with glass screen and door. There is tiling to splash areas and window to the side.



### OUTSIDE

To the front a gate leads to the side door and leads on to the rear garden. The garden is low maintenance with a brick wall to the front.



### REAR GARDEN

The enclosed rear garden is low maintenance with patio area and planted borders. There is pedestrian gate with access to the grassed service road to the rear and also a door leading to:



### GARAGE

With door and window to the garden.

### SERVICES

Mains water, drainage, electricity and gas are connected. Heating provided by a gas to radiator system

### 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

For further information on viewing call 01604 230222