

**19 Galileo Close
Duston
NORTHAMPTON
NN5 6GR**

£280,000



- SEMI DETACHED
- EN-SUITE SHOWER ROOM
- CLOAKROOM
- UPVC DOUBLE GLAZING
- GARDENS

- THREE BEDROOMS
- CARPORT
- KITCHEN/DINING ROOM
- POPULAR DUSTON AREA
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A well-presented three-bedroom property situated in the popular residential area of Duston. The accommodation arranged over two floors and includes a spacious lounge, kitchen/diner, downstairs WC, three bedrooms, family bathroom and an en-suite shower room to the master bedroom.

The property also benefits UPVC double glazing, gas radiator heating, large driveway leading to carport and gardens to rear.

The property would make an ideal family home or first-time purchase and benefits from well-proportioned accommodation throughout.

Ground Floor

Entrance Hall

Entrance hall with access to the downstairs WC and door leading into the lounge.

Cloakroom

Convenient ground-floor cloakroom fitted with WC, hand wash basin, radiator, UPVC double glazed window to front.

Lounge

14'4" x 11'8" (4.39 x 3.57)

A spacious main reception room with UPVC double-glazed window, radiator, staircase rising to the first floor and access through to the kitchen/diner.

Kitchen/Dining Room

14'11" x 10'4" (4.57 x 3.16)

A generous kitchen and dining area extending across the rear of the property and fitted with a range of floor-standing cupboards with worktops above and matching eye-level wall-mounted cupboards. The kitchen further benefits from a gas hob with extractor fan above, built-in electric oven, plumbing and space for a washing machine and dishwasher. UPVC double-glazed window and UPVC double-glazed doors provide natural light and access to the rear garden. Radiator and useful built-in storage cupboard.

First Floor

First Floor Landing

First-floor landing providing access to all three bedrooms and the family bathroom, radiator.

Bedroom One

11'0" x 9'5" (3.37 x 2.89)

Double bedroom with UPVC double-glazed window, radiator and built-in wardrobe. Door leading to the en-suite shower room.

En-Suite

Private en-suite facilities serving the master bedroom, tiled shower cubicle, hand wash basin, low level w.c, with radiator and UPVC double-glazed window.

Bedroom Two

8'2" x 8'2" (2.51 x 2.49)

A well-proportioned second bedroom with UPVC double-glazed window and radiator.

Bedroom Three

10'4" x 6'6" (3.15 x 2.00)

A useful third bedroom with UPVC double-glazed window and radiator, ideal as a child's bedroom, guest room or home office.

Bathroom

Family bathroom located off the first-floor landing with radiator. Suite comprising bath unit, hand wash basin, low level w.c, tiled splash backs.

Externally**Front Garden**

Mainly planted with privet hedge. Tarmac driveway to the side with off road parking, leading to carport.

Rear Garden

Paved patio area, area laid with artificial lawn, gated side access to carport.

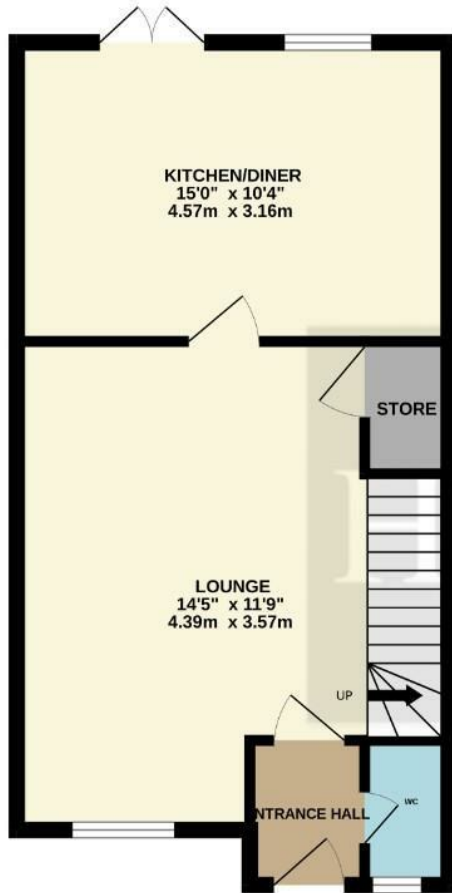
Agents Notes

Council Tax Band: C

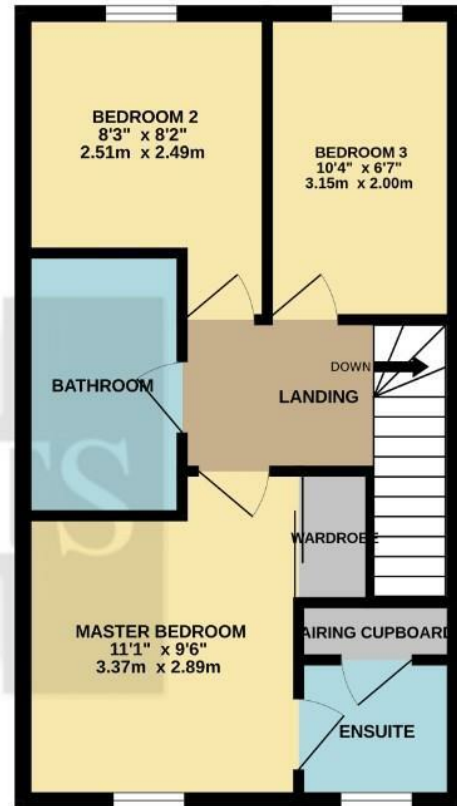




GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.

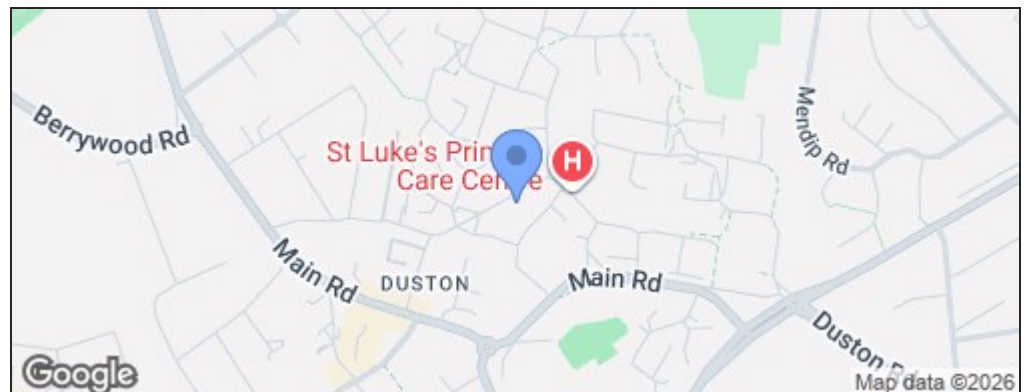


GALILEO CLOSE, DUSTON

TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.

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		91
(81-91) B		
(69-80) C	79	
(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	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.