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Betony Close, St Crispin  
Northampton  
Northamptonshire, NN5 4AT  
**£300,000** Semi-Detached



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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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A WELL PRESENTED MODERN FAMILY HOME LOCATED IN THE POPULAR AREA OF ST CRISPIN, NORTHAMPTON. THE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION INCLUDING A STYLISH KITCHEN, SPACIOUS LIVING AREA, THREE BEDROOMS AND MODERN BATHROOMS. OUTSIDE FEATURES INCLUDE A LOW MAINTENANCE FRONTAGE AND AN ENCLOSED REAR GARDEN, AND A GARAGE WITH PARKING, ALL SET WITHIN A QUIET RESIDENTIAL CLOSE.

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#### GROUND FLOOR

- HALLWAY
- WC
- KITCHEN
- LOUNGE/DINING ROOM

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#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### OUTSIDE

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

The ground floor is well presented and thoughtfully laid out, beginning with a welcoming entrance hall with modern flooring and stylish lighting. A contemporary cloakroom/WC is positioned off the hallway. To the rear is a bright, open plan living and dining area, tastefully finished and enjoying French doors opening onto the garden. The adjoining kitchen is fitted with modern units, integrated appliances and a breakfast bar, creating a practical and sociable space ideal for everyday living and entertaining.

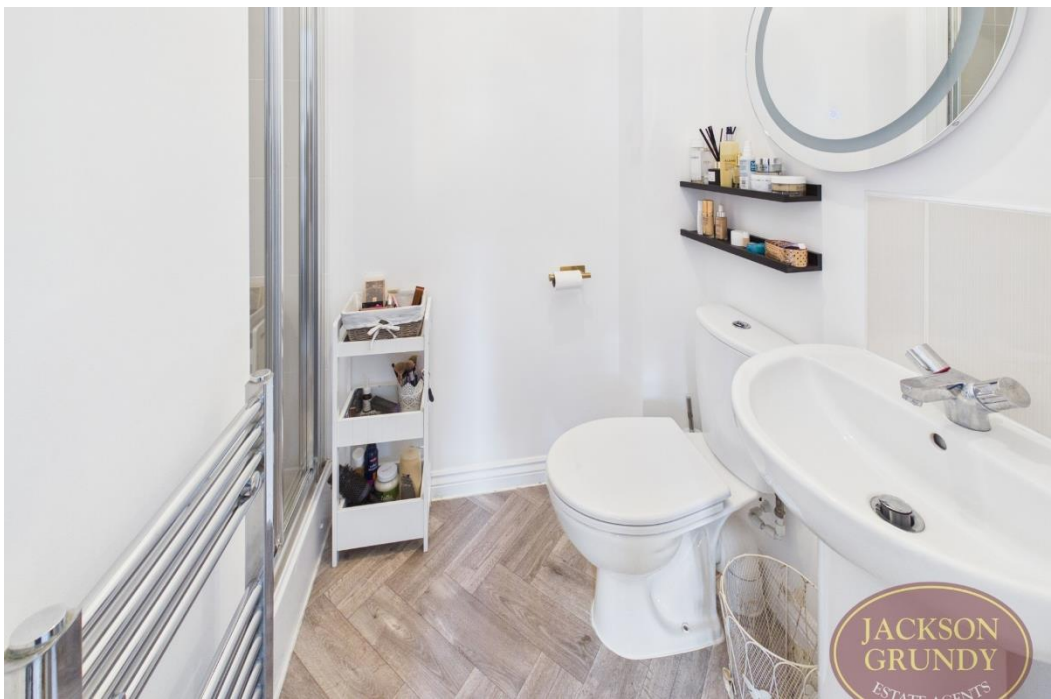
The first floor offers a bright landing with plush carpeting, leading to three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from stylish décor and access to a fitted dressing area, while remaining bedrooms provide flexibility for family, guests or home working. The modern bathroom features a white suite with shower enclosure and quality finishes. Neutral tones, modern lighting and double glazed windows create a comfortable, well presented living space throughout the property overall.

Attractive low maintenance frontage with paved pathway, modern entrance canopy, contemporary front door and double glazed windows, positioned within a quiet residential close. Fully enclosed rear garden featuring a paved patio, neat lawn and established borders, offering a private and pleasant outdoor space for relaxing or entertaining.

EPC Rating: TBC. Council Tax Band: C











## MATERIAL INFORMATION

Type	End Of Terrace
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
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>

745 ft<sup>2</sup>

69.1 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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