



29 Galileo Close, Duston, Northampton, NN5 6GR
£269,500 Freehold

A modern three bedroom semi-detached house, pleasantly situated at the end of a 'mews style' cul-de-sac. The accommodation comprises entrance hall, lounge, inner hall with WC, and an open plan kitchen/dining room with fitted oven and hob. Upstairs are three bedrooms, an en-suite shower room to the main bedroom and a family bathroom. Features include gas radiator central heating, double glazed windows and doors, a well tended and enclosed garden with patio, a brick block driveway with off road parking and single garage with eaves storage, a burglar alarm, and in the valuers opinion, offered in good decorative order throughout. Early viewing is advised. EPC: TBC

Three Bedrooms | Well Tended Gardens | Open Plan Kitchen/Diner | En-Suite Shower Room | Downstairs WC | Situated in a Mews Style Cul-De-Sac

modern marketing · traditional values

ENTRANCE HALL

Gained via double glazed front door. Radiator.
Double glazed window to side elevation. Door to lounge.

LOUNGE 4.19m x 4.27m (13'9 x 14)

Double glazed window to front elevation. Radiator.
Television point. Door to inner hall.

CLOAKROOM

Frosted double glazed window to side elevation.
Radiator. Pedestal hand wash basin with mixer tap over and low level WC. Tiling to splash back areas.

DINING ROOM 3.20m x 3.05m (10'6 x 10)

Double glazed double doors to rear garden.
Radiator. Tiled floor.

KITCHEN 3.94m x 2.24m (12'11 x 7'4)

Double glazed window to rear elevation. Radiator.
Fitted with a range of white wall mounted and base level cabinets and drawers with roll top work surface over. Fitted stainless steel gas four ring hob with oven below and extractor hood over. Space for white goods. Tiled floor.

LANDING

Double glazed window to side elevation. Airing cupboard with hot water cylinder and header. Loft access. Doors to connecting rooms.

BEDROOM ONE 2.95m x 3.30m (9'8 x 10'10)

Double glazed window to rear elevation. Radiator.

EN-SUITE

Fitted with a low level WC, pedestal wash hand basin with mixer tap over, and shower cubicle with shower attachment over. Tiling to splash back areas. Radiator. Shaver point. Extractor fan.

BEDROOM TWO 3.48m x 2.01m (11'5 x 6'7)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.69m x 2.44m (8'10 x 8)

Double glazed window to front elevation. Radiator.
Over stairs cupboard.

BATHROOM 1.78m x 1.93m (5'10 x 6'4)

Frosted double glazed window to rear elevation.
Radiator. Fitted with a low level WC, pedestal hand wash basin with mixer tap over, and panelled bath with mixer tap and shower attachment over. Tiling to splash back areas. Radiator.

FRONT GARDEN

Open plan pebbled garden. Path to front door.
Brick block driveway with off road parking for two vehicles to the side, leading to:

GARAGE 5.82m x 2.87m (19'1 x 9'5)

Up and over door. Eaves storage and door to garden.

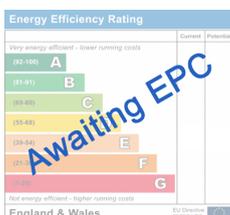
REAR GARDEN

Enclosed by close panelled fencing. Patio area.
Laid to lawn garden with path to door to garage.
Flower and shrub borders. Tap.

AGENTS NOTE

We are advised that there is a half yearly charge of approximately £65 to Meadfleet, for the upkeep of the communal areas.

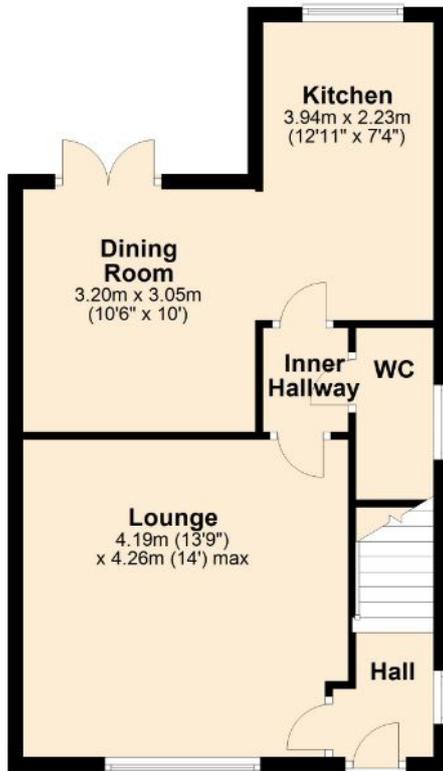
Any interested parties should have this verified by their legal adviser.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] 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 [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

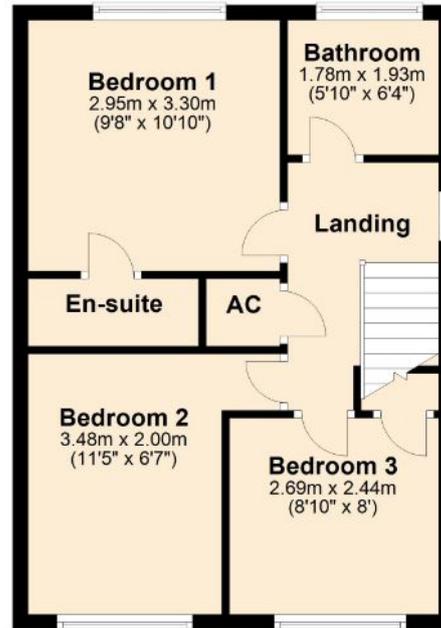
Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)

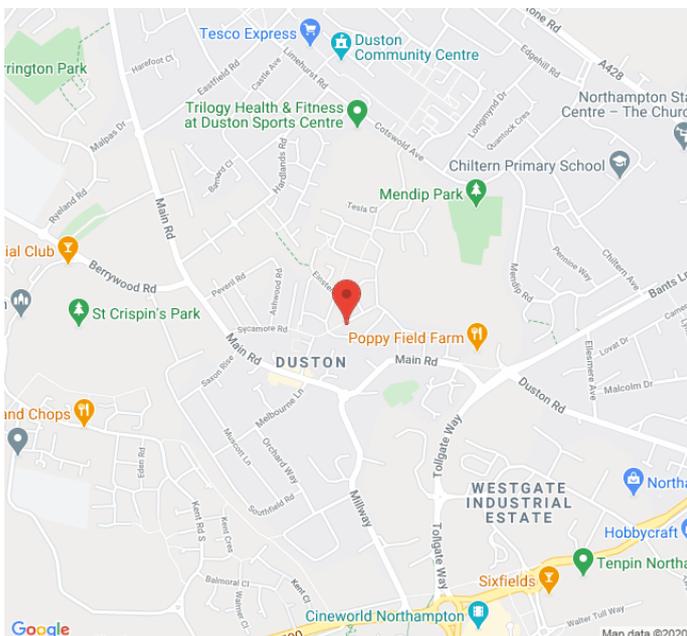


First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)



LOCAL AREA INFORMATION

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 grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. 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 Alsace Park, St Giles Park and St Crispins. 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.

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