

26 Harefoot Close, Duston, Northampton, NN5 6RS
£312,950 Freehold

**** OPEN TO OFFERS **** A modern three bedroom detached home, set at the end of a popular cul-de-sac. The property has a well maintained feel and is offered in excellent condition. Some of the many features include gas radiator heating, mahogany effect double glazed windows and doors, a fitted kitchen with a gas hob, electric oven with extractor hood and a well-tended enclosed garden with patio area. The accommodation comprises entrance hall, box bay fronted lounge, dining room, a fitted kitchen, utility room and cloakroom. Upstairs are three bedrooms, master with en-suite and a family bathroom. Additional features include a single garage, en-suite and bathroom with white suite and good order throughout. The property is also offered to the market with no onward chain. EPC Rating: D

**Three Bedroom Detached | No Onward Chain | Fitted Kitchen | Single Garage | Cul-De-Sac
Location | Ensuite Shower Room**

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Staircase rising to first floor landing. Thermostat control. Coving. Radiator. Door to lounge.

LOUNGE 5.31m x 3.48m (17'5 x 11'5)

Double glazed box bay window to front elevation. Two radiators. Television point. Coving. Feature fireplace surround and hearth and gas fire. Door to:

DINING AREA 3.56m x 2.44m (11'8 x 8'0)

Double glazed double doors to rear garden. Radiator. Coving. Archway to kitchen.

KITCHEN 3.53m x 1.91m (11'7 x 6'3)

Double glazed window to rear elevation. Feature radiator. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over and matching splash back areas. One and a half bowl stainless steel sink unit and drainer with mixer tap over. Fitted Premier five ring gas hob, oven below and extractor over. Space for white goods. Pantry. Tiled flooring. Strip lighting. Underfloor heating.

UTILITY ROOM 2.87m x 2.18m (9'5 x 7'2)

Double glazed window to rear elevation. Double glazed door to rear garden. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Tiling to splash back areas. Single stainless steel sink unit and drainer. Tiled floor. Underfloor heating. Space for white goods. Radiator. Door to garage.

WC

Radiator. Wall mounted wash hand basin with mixer tap over and low level WC. Tiling to splash back areas. Tiled floor. Underfloor heating.

FIRST FLOOR LANDING

Double glazed window to side elevation. Airing cupboard with lagged cylinder and shelving. Access to loft space. Doors to bedrooms and bathroom.

BEDROOM ONE 4.11m x 2.54m (13'6 x 8'4)

Double glazed window to rear elevation. Radiator. Fitted louvre fronted wardrobes with hanging and shelving space.

ENSUITE

Frosted double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin with mixer tap over and shower cubicle with power shower attachment over. Shaver point. Extractor fan.

BEDROOM TWO 3.84m x 2.64m (12'7 x 8'8) Max

Box bay window to front elevation. Radiator. Fitted cupboard with hanging and shelving. Coving.

BEDROOM THREE 2.92m x 1.98m (9'7 x 6'6)

Double glazed window to rear elevation. Radiator.

BATHROOM 1.88m x 1.83m (6'2 x 6'0)

Frosted double glazed window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiling to splash back areas. Shaver point.

OUTSIDE

FRONT GARDEN

Open plan and laid to lawn garden with a tarmac driveway leading to a garage. Path to storm porch and gated side access.

GARAGE 5.31m x 2.31m (17'5 x 7'7)

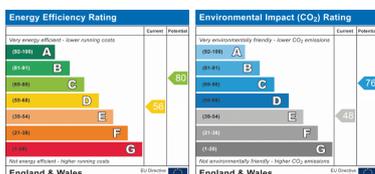
Up and over door. Door to utility room. Power and light connected. Wall mounted gas boiler.

REAR GARDEN

Enclosed by panelled fencing. Patio area. Path to end and retained shingle border. Laid to lawn garden. Gated side access. Tap.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

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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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