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Dane Ridge, Duston, NN5 6HQ

£300,000 Bungalow

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
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Property Summary

Jackson Grundy are delighted to welcome to the market this wonderful two bedroom extended semi-detached bungalow in this popular location within Duston Village.

Features & Utilities

- ✓ Immaculate Two Bedroom Semi-Detached Bungalow
- ✓ Extended Refitted Kitchen/Diner
- ✓ Popular Duston Village Location
- ✓ Extended Shower Room
- ✓ Ample Off Road Parking
- ✓ Extended Lounge/Dining Room
- ✓ Gas Central Heating (Two Year Old Combination Boiler)
- ✓ Driveway & Garage

Property Overview

Jackson Grundy are delighted to welcome to the market this wonderful two bedroom extended semi-detached bungalow in this popular location within Duston Village. Consisting of entry into refitted kitchen/dining room with French doors to the south facing rear garden, lounge/dining room, two bedrooms and extended shower room. Further benefits include a large driveway, landscaped private rear garden, workshop, garage, uPVC double glazing and two year old combination boiler. EPC Rating TBC. Council Tax Band: B.

KITCHEN/DINER 5.49m x 2.85m (18'0" x 9'4")

Entry into kitchen/diner via obscure uPVC side door. uPVC double glazed window to side elevation. uPVC French door to rear elevation. Radiator. Wall and base units with marble effect worktop. Ceramic sink with mixer tap. Integrated gas hob with glass splash back. Extractor over hob. Integrated washing machine and dishwasher. Space for fridge freezer. Combination boiler (two years old) in cupboard. Luxury vinyl flooring. Coving. Arch to lounge/dining room.

LOUNGE/DINING 7.17m x 3.16m (23'6" x 10'4")

uPVC double glazed window to rear elevation. Radiator. Coving.

LOUNGE

Velux window. Coving. Artificial chimney breast with wooden mantle piece and inset electric fireplace.

BEDROOM ONE 3.61m x 3.11m (11'10" x 10'2")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe and dressing table.

INNER HALLWAY

Access to loft hatch via ladder with power and lighting connected.

BEDROOM TWO 2.29m x 2.97m (7'6" x 9'9")

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM 2.83m x 1.90m (9'3" x 6'3")

Two obscure double glazed windows to side elevation. Walk in shower cubicle. Fully tiled. Wash hand basin with mixer tap and WC in vanity unit. Heated towel rail. Extractor.

OUTSIDE

REAR GARDEN

Enclosed by panel fence. Patio including pergola and seating area. Laid to lawn with a pond. Decorative borders and raised borders for planting.

FRONT GARDEN

Block paved driveway. Side access gate.

GARAGE 6.85m x 3.16m (22'6" x 10'4")

Prefab garage with double doors access. Power and lighting.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Lateral Living
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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

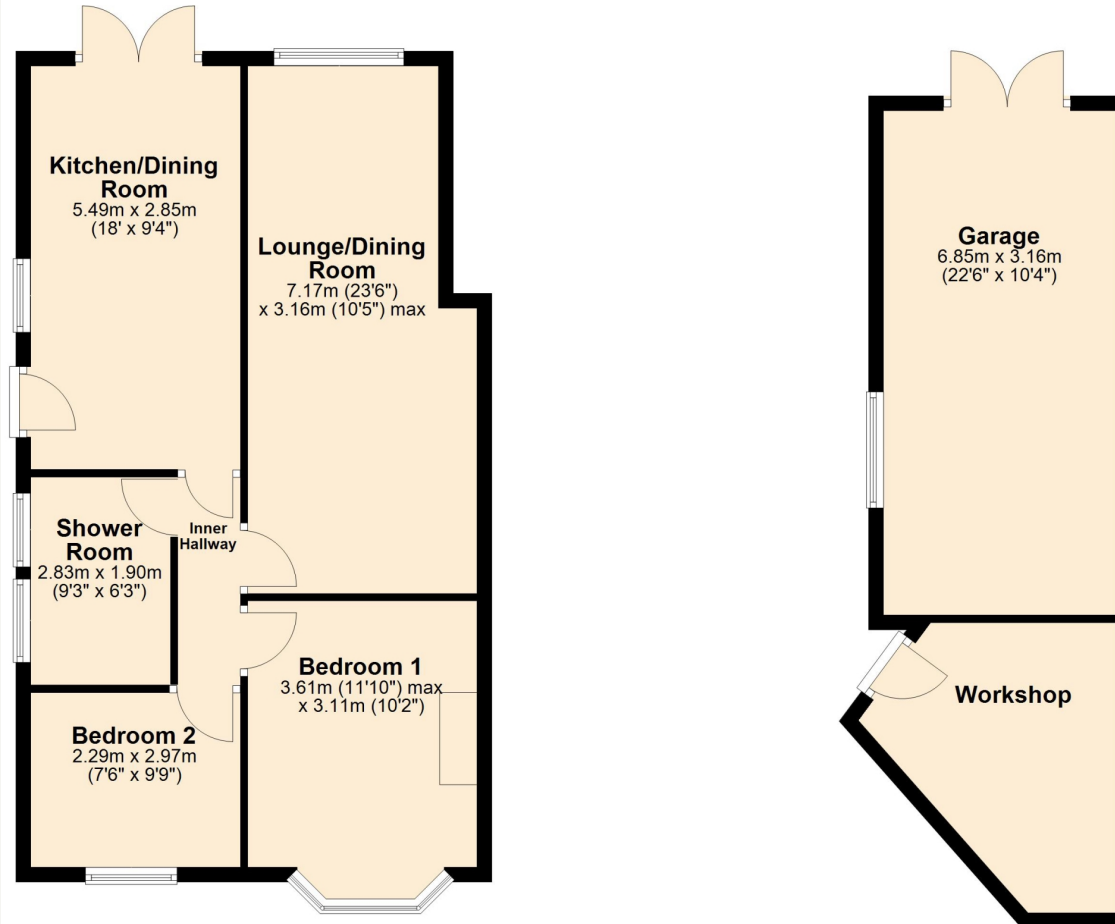
AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan

Ground Floor

Approx. 96.5 sq. metres (1038.8 sq. feet)



Total area: approx. 96.5 sq. metres (1038.8 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

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