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# Dane Ridge, Duston, Northampton, NN5 6HQ

£310,000 Semi-Detached Bungalow

2 1 1



**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' 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 splashback. 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 maximum (23'6 x 10'5)**

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 maximum 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.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent  
Right of Way – Ask Agent  
Restrictions – Ask Agent  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Brick  
Outstanding Building Work/Approvals – No

### **DRAFT DETAILS**

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

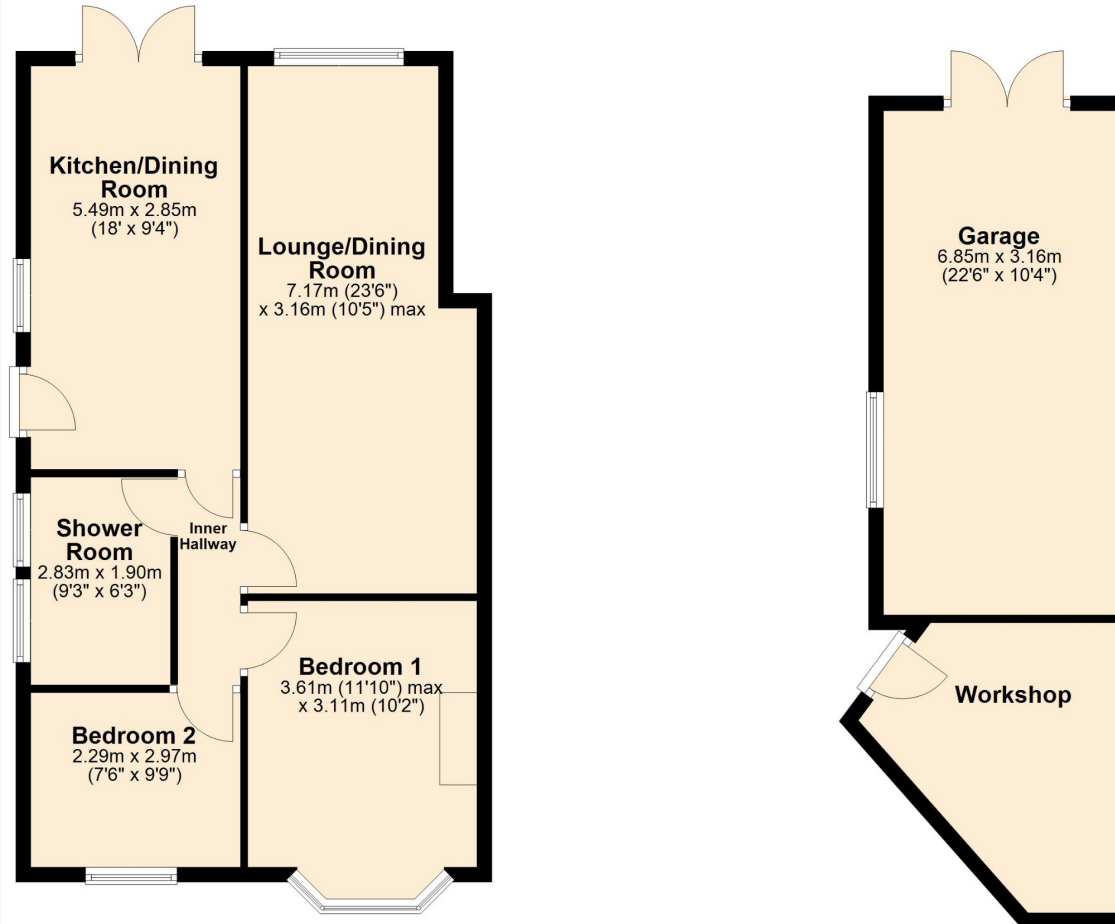
### **AGENTS NOTES**

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.

# 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](http://www.jacksongrundy.com)

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