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# Deancourt Drive, Duston, NN5 6PY

£315,000 Semi-Detached

 3  1  2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi detached home, situated in the popular area of Duston.

## Features & Utilities

- ✓ Large Three Bedroom Semi Detached
- ✓ Off Road Parking & Garage
- ✓ Extended To Rear
- ✓ Popular Location
- ✓ Gas Radiator Heating & Double Glazing
- ✓ Good Size Garden



# Property Overview

Jackson Grundy are delighted to welcome to the market this spacious and well presented three bedroom semi detached family home, situated within a popular residential area of Duston. The property occupies a generous plot with a large frontage providing off road parking and a welcoming approach to the home.

Inside, the accommodation is bright, airy and well proportioned throughout. The ground floor offers a comfortable living room to the front, ideal for relaxing or entertaining, which flows through to a separate dining area overlooking the rear garden. The modern fitted kitchen is well equipped with ample storage and worktop space and provides direct access to the garden, making it perfect for everyday family life.

Upstairs are three good sized bedrooms, all offering plenty of natural light, along with a family bathroom fitted with a white three piece suite.

To the rear is a particularly generous and private garden, mainly laid to lawn with patio and seating areas, ideal for children, entertaining or further landscaping. The garden also benefits from a metal shed and good fencing for privacy.

Further benefits include gas central heating, double glazing and a highly convenient location close to local schools, shops and transport links. The property has eleven owned solar panels with battery storage. This is a superb opportunity to purchase a well maintained family home in a sought after area of Duston.

EPC Rating: C. Council Tax Band: C

## GROUND FLOOR

### HALLWAY

### LOUNGE

### DINING ROOM

**KITCHEN**

**FIRST FLOOR**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

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 – 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

### 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



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1027 ft<sup>2</sup>

95.5 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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# 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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