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Kent Road South, Duston, NN5 4WD

£300,000 - Offers in Excess of Semi-Detached

3 1 1



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Service Award**

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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 with single garage and parking for three vehicles.

Features & Utilities

- ✓ Well Presented
- ✓ Converted Garage
- ✓ Kitchen/Dining Room
- ✓ En-Suite
- ✓ Downstairs WC
- ✓ Ample Parking

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached home with single garage and parking for three vehicles. The accommodation comprises entrance hall, WC, lounge and kitchen/dining room. Upstairs there are three bedrooms and a family bathroom. The main bedroom also benefits from an en-suite shower room and fitted wardrobe. Further benefits include summer house with power and lighting, gas central heating and double glazing. EPC Rating: TBC. Council Tax Band: C

HALL

Composite glazed entrance door. Wood effect flooring. Half panelled wall. Staircase rising to first floor landing. Radiator. Under-stairs cupboard.

WC

Double glazed window to front elevation. Suite comprising WC and corner wash hand basin with splash back tiling. Radiator. Fuse board. Tile effect flooring.

LOUNGE 4.07m x 3.46m (13'4" x 11'4")

uPVC double glazed bay window to front elevation with fitted blinds. Radiator. Double glazed window to side elevation with fitted blinds.

KITCHEN/DINING ROOM 3.08m x 5.66m (10'1" x 18'6")

uPVC double glazed French doors to rear elevation. Double glazed window to rear elevation. Stainless steel one and a half bowl sink with mixer tap. Gas hob, oven, grill and stainless steel splash backs with extractor over. Wall and base mounted units. Wall mounted boiler. Splash back tiling. Integral fridge/freezer. Integral dishwasher. Radiator. Wood effect flooring.

FIRST FLOOR LANDING

Storage cupboard. Doors to:

BEDROOM ONE 2.95m x 3.46m (9'8" x 11'5")

Double glazed window to rear elevation. Radiator. Built in wardrobe. Door to en-suite.

EN-SUITE

Double glazed window to side elevation. Radiator. Suite comprising WC, pedestal hand wash basin and shower cubicle with sliding doors. Splash back tiling. Extractor. Tile effect flooring.

BEDROOM TWO 3.16m x 3.22m (10'4" x 10'6")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.04m x 2.35m (6'8" x 7'8")

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed window to front elevation. Suite comprising panelled bath, pedestal wash hand basin with mixer tap and WC. Splash back tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Block paved off-road parking to the front for three vehicles.

GARAGE

Up and over door. Partial storage.

REAR GARDEN

Enclosed by panel fencing. Raised planting boards. Lawn. Side gate. Outside lighting. Outside tap. Gate to front. Door into garage, partially converted to studio. Timber framed double glazed workshop. Studio with power and lighting. Insulated.

DRAFT DETAILS

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

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 – Ask Agent
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, Gas Heating
Parking – Off-street, Driveway, Garage
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

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.



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.

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