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Lodge Close, Duston, NN5 6SH

£245,000 Semi-Detached

2 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 two bedroom semi-detached home in a cul-de-sac location.

Features & Utilities

- ✓ Well Presented
- ✓ Separate Dining/Utility Room
- ✓ Ample Parking
- ✓ Re-Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Refitted Downstairs Shower Room



Property Overview

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi-detached home in a cul-de-sac location. The accommodation comprises entrance hallway, dining room, downstairs refitted shower room, lounge and refitted kitchen. Upstairs there are two double bedrooms, the main benefitting from a large storage cupboard, housing the two year old combination boiler. Further benefits include gas central heating, uPVC double glazing and ample parking. EPC Rating: D. Council Tax Band: B

HALLWAY

uPVC double glazed entrance door. uPVC double glazed window to side elevation. Radiator. Tiled floor. Doors to:

LOUNGE 4.22m x 3.02m (13'10" x 9'11")

uPVC double glazed windows to front and rear elevations. Radiator. Oak wood flooring. Built in Oak TV unit and shelving.

KITCHEN 3.37m x 2.50m (11'1" x 8'2")

uPVC double glazed window to front elevation. Wall and base units. Cooke & Lewis sink with mixer tap. Induction hob with extractor over. Tiling to splash back areas. Integrated fridge and freezer. Integrated dishwasher. Spotlights. Tiled floor. Under Floor Heating.

SHOWER ROOM

uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising WC, wash hand basin with waterfall tap in vanity unit and shower cubicle. Fully tiled. Spotlights. Extractor. Under Floor Heating.

DINING ROOM/UTILITY 5.17m x 2.16m (16'12" x 7'1")

uPVC double glazed window and door to rear elevation. Radiator. Plumbing for washing machine and tumble dryer. Work top. Oak wood flooring.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 4.24m x 3.02m (13'11" x 9'11")

uPVC double glazed window to front elevation. Radiator. Wall mounted Vaillant combination boiler. Large storage cupboard.

BEDROOM TWO 2.59m x 4.24m (8'6" x 13'11")

uPVC double glazed window to rear elevation. Radiator.

OUTSIDE

FRONT GARDEN

Block paved frontage, with additional stoned parking, fencing around, low level fence and gate to front door.

REAR GARDEN

Enclosed by panelled fencing and metal fence to side. Outside tap. Patio. Shed with power and light. Outside socket. Lawn with central path. Raised bed for planting.

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 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 – 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

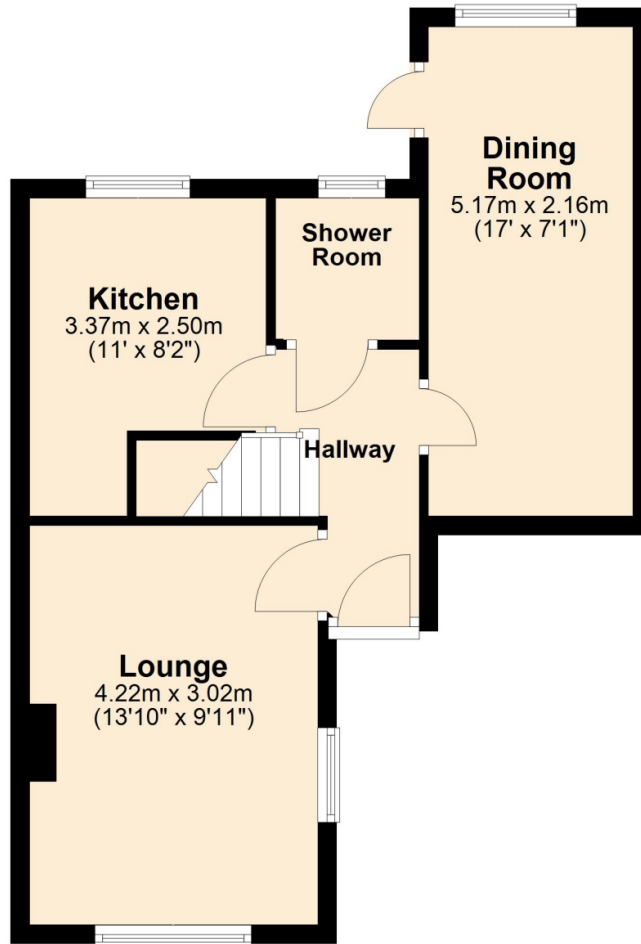
AGENTS NOTES

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

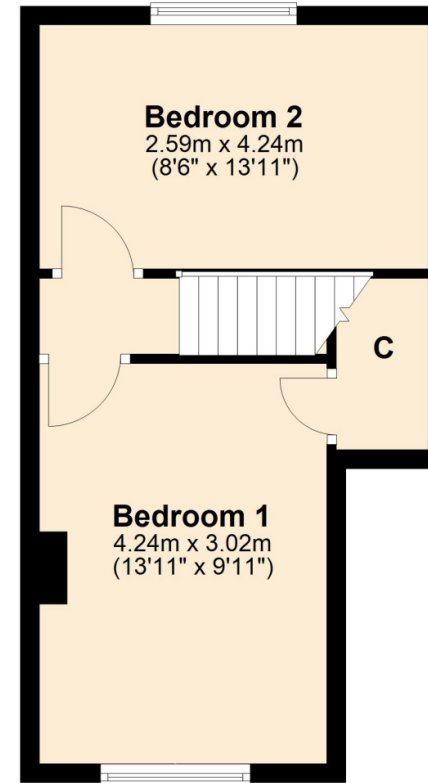
Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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