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Longmynd Drive, Duston, NN5 6DJ

£329,995 Bungalow

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**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 beautifully presented dormer bungalow, finished to an impressive standard throughout.

Features & Utilities

- ✓ Stunning Order Inside & Out
- ✓ Three Bedroom Dormer Bungalow
- ✓ Downstairs Shower Room
- ✓ Ample Off Road Parking
- ✓ Landscaped Private Rear Garden
- ✓ Popular Location
- ✓ Extended To Rear
- ✓ Upstairs Shower Room

Property Overview

The ground floor is well arranged and full of character, with wooden floors and wooden doors throughout. A welcoming entrance hall provides access to a stylish ground floor shower room and the main living spaces. To the front, the comfortable lounge features an attractive exposed brick feature wall and opens into a separate dining room, also positioned at the front of the property, creating an ideal space for entertaining. To the rear, the fitted kitchen is well appointed with ample storage and worktop space and enjoys views over the garden. The ground floor is completed by a generous double bedroom, offering flexible living for guests, downsizers or those requiring ground floor accommodation

To the first floor are two well proportioned bedrooms and a modern shower room. The principal bedroom is a generous double, benefiting from built in wardrobe space and a pleasant outlook, creating a comfortable and relaxing retreat. The second bedroom is also a good sized double, ideal for family members, guests or use as a home office. Completing the first floor is a stylish shower room fitted with a contemporary white suite, complemented by modern tiling and fittings. The first floor provides flexible and well balanced accommodation suitable for a range of buyers.

Set back from the road, the property features a block paved driveway providing off road parking, a bay fronted lounge window and an attractive brick facade, offering strong kerb appeal.

To the rear is a well designed landscaped, low maintenance garden with raised decking, gravelled sections and planted borders, offering privacy and ideal for outdoor entertaining, complemented by a large outbuilding shed, and two further storage units, and enclosed fencing for privacy.

EPC Rating: D. Council Tax Band: C

GROUND FLOOR

HALLWAY

LOUNGE/DINING ROOM

KITCHEN

BATHROOM

BEDROOM

FIRST FLOOR

BEDROOM

BEDROOM

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – 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

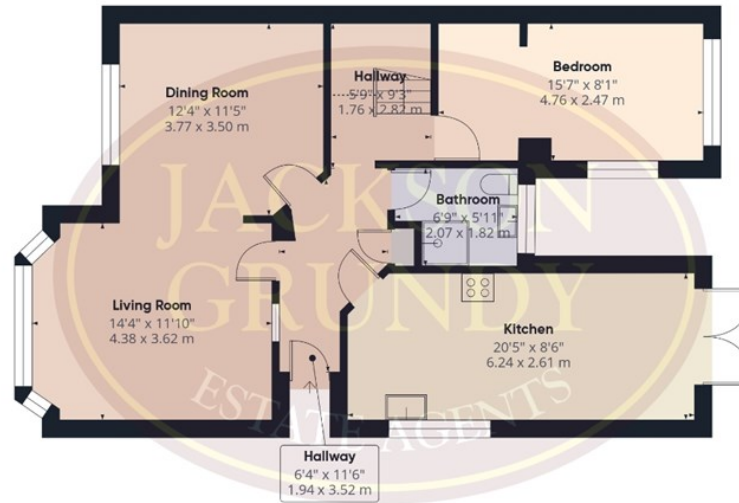
Obligations – No restrictions, No private right of way, No Public right of way

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^m

1021 ft²

94.8 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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