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Loxton Close, Duston, NN5 6SN

£260,000 Semi-Detached

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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 well presented three bedroom semi-detached home in a cul-de-sac location.

Features & Utilities

- ✓ Well Presented
- ✓ Refitted Kitchen
- ✓ Carport & Parking
- ✓ Refitted Downstairs Shower Room
- ✓ Gas Radiator Heating & uPVC Double Glazing
- ✓ Low Maintenance Rear Garden
- ✓ Cul-De-Sac Location

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached home in a cul-de-sac location. The accommodation comprises entrance hall, refitted downstairs shower room, front facing lounge, refitted kitchen/dining room. Upstairs there are three good size bedrooms. Further benefits include carport and parking, gas central heating, uPVC double glazing and the property is offered with no chain. EPC Rating: TBC. Council Tax Band: C

HALL

uPVC double glazed entrance door with window to side. Radiator. Stairs to first floor. Under-stairs cupboard. Obscure double glazed door to side elevation. Doors to:

LOUNGE 4.22m x 3.45m (13'10" x 11'3")

uPVC double glazed window to front elevation. Radiator. Coving. Feature electric fireplace.

KITCHEN 3.47m x 2.65m (11'4" x 8'8")

Double glazed window to rear elevation. Radiator. A range of wall and base units. Stainless steel sink with mixer tap. Space for appliances. Gas hob, oven with extractor over. Splash back tiling. Tile effect flooring.

SHOWER ROOM

Obscure double glazed window to side elevation. Radiator. Suite comprising pedestal hand wash basin with mixer tap, WC and corner shower cubicle with sliding doors. Fully tiled. Lino flooring.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Loft access. Storage cupboard housing combination boiler. Doors to:

BEDROOM ONE 3.86m x 2.82m (12'7" x 9'3")

Two uPVC double glazed windows to front elevation. Radiator.

BEDROOM TWO 3.05m x 3.51m (10' x 11'6")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.00m x 2.44m (9'10" x 8')

uPVC double glazed window to rear elevation. Radiator.

OUTSIDE

FRONT GARDEN

Low level brick wall. Off-road parking. Path to front door.

REAR GARDEN

Enclosed panel fencing. Low maintenance garden, completely laid to slabbed patio. Shed. Trees to rear. Carport to side.

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 – Central 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

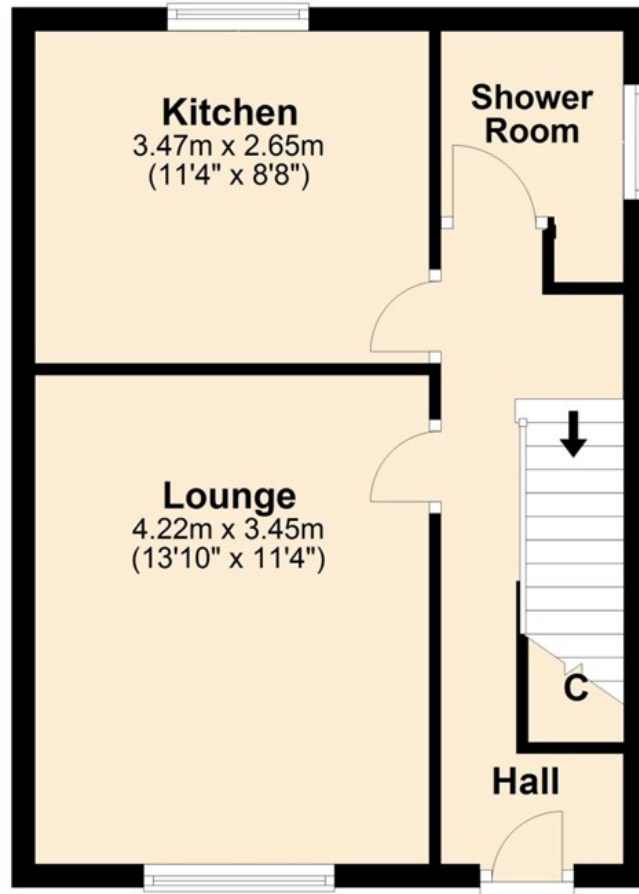
AGENTS NOTES

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

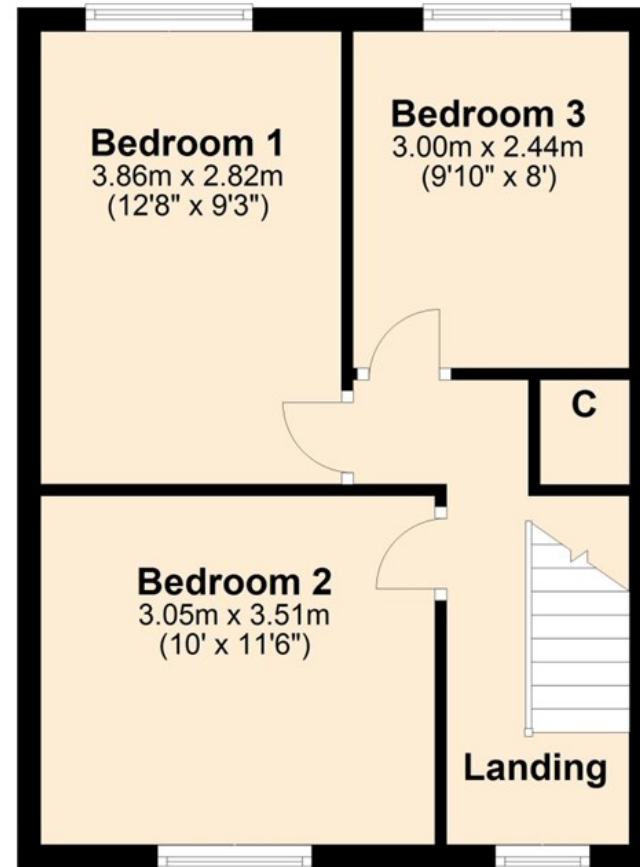
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 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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