



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Lyncrest Avenue, Duston, NN5 5PE

£279,995 Semi-Detached

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)







## Property Summary

A well presented three bedroom bay fronted semi-detached home in this popular Northampton location.

## Features & Utilities

- ✓ No Chain
- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ Off Road Parking
- ✓ Refitted Kitchen/Dining Room
- ✓ Popular Location



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom bay fronted semi-detached home in this popular Northampton location. The accommodation comprises entrance hall, lounge, newly refitted kitchen, conservatory. Upstairs there are three bedrooms and a family shower room. Further benefits include ample off-road parking, upvc double glazing, gas central heating and a practical summer house/workshop to the rear. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE PORCH

Double glazed door to front elevation. Wood effect flooring. Storage cupboard. Double glazed door to:

## HALLWAY

Stairs rising to first floor. Radiator. Spotlights. Storage cupboard. Wood effect flooring. Doors to:

## LOUNGE 3.53m x 3.39m (11'7 x 11'2)

Double glazed bay window to front elevation. Radiator. Fireplace with steel surround and hearth. Double doors to:

## KITCHEN/DINING ROOM 3.32m x 5.36m (10'11 x 17'7)

Double glazed window to rear elevation. Patio doors to conservatory. Kitchen comprise of a range of base and wall mounted units. Inset one and a half stainless steel sink unit with mixer tap. Wood work surfaces. Hob, oven and grill. Integrated dishwasher. Pantry cupboard. Wood effect flooring. Radiator. Spotlights.

## CONSERVATORY 2.95m x 1.83m (9'8 x 6'0)

Fully double glazed and door to side elevation.

## FIRST FLOOR LANDING

Double glazed window side elevation. Doors to:

## BEDROOM ONE 3.55m x 3.06m (11'8 x 10'0)

Double glazed bay window to front elevation.

### **BEDROOM TWO 3.35m x 3.10m (11'0 x 10'2)**

Double glazed window to rear elevation

### **BEDROOM THREE 2.89m x 2.10m (9'6 x 6'11)**

Double glazed window to rear elevation.

### **BATHROOM**

Double glazed window to rear aspect. Omni tub with shower over. WC. Wash hand basin. Heated Towel Rail.

### **OUTSIDE**

#### **FRONT GARDEN**

A spacious front driveway with block paving and gravel. Gated side access to rear garden.

#### **REAR GARDEN**

A garden mainly laid to lawn with blocked paving and gravel patio area. To the rear is a timber home office/workshop which has its own electric power and lighting. Metal storage shed. Side access.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No  
Primary Heating Type – Gas  
Parking – Yes  
Accessibility – Ask Agent  
Right of Way – Ask Agent  
Restrictions – Ask Agent  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Brick  
Outstanding Building Work/Approvals – No

### DRAFT DETAILS

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

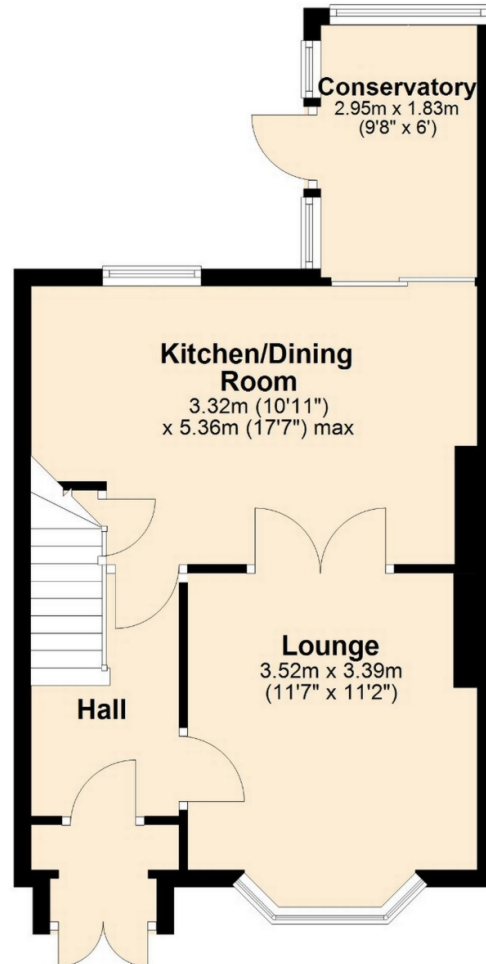
### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

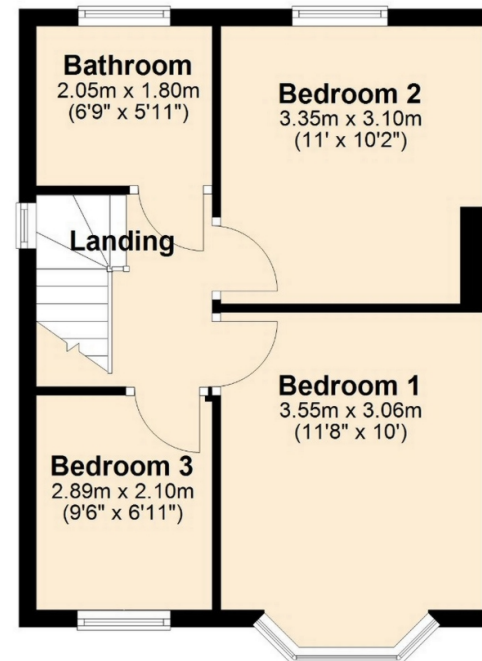
## Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 78.2 sq. metres (841.7 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152