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Mendip Road, Duston, NN5 6BA

£295,000 Semi-Detached

3 2 1



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 dormer bungalow in this popular area of Duston.

Features & Utilities

- ✓ Well Presented
- ✓ Three Bedroom Dormer Bungalow
- ✓ Two Refitted Shower Rooms
- ✓ Extended Kitchen/Dining Room
- ✓ Gas Radiator Heating
- ✓ No Chain
- ✓ Double Glazing
- ✓ Garage & Off Road Parking
- ✓ Large Garden

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom dormer bungalow in this popular area of Duston. The accommodation comprises entrance hall, lounge, bedroom one, refitted shower room and kitchen/dining room. Upstairs there are two further doubles and another refitted shower room. Further benefits include off-road parking, single garage, large rear garden, double glazing and gas central heating.

EPC Rating: TBC. Council Tax Band: C

Storm porch entry.

HALLWAY

uPVC double glazed entrance door. Wooden flooring. Wooden doors to:

LOUNGE 3.94m x 5.49m (12'11 x 18'0)

Two double glazed windows to front elevation. Two radiators. Feature gas fire. Coving. Staircase rising to first floor.

SHOWER ROOM 1.71m x 1.53m (5'7 x 5'0)

Obscure uPVC double glazed window to side elevation. Radiator. Suite comprising WC, shower cubicle and wash hand basin in vanity unit. Fully tiled. Wood effect flooring. Coving.

KITCHEN/DINING ROOM 6.24m x 3.03m (20'6 x 9'11)

Two uPVC double glazed windows to side elevation. Sliding patio doors to rear elevation. Radiator. Wall and base units. Gas hob with extractor. Oven and hob. Integrated fridge/freezer, dishwasher and washing machine. Boiler in cupboard. Tiling to splash back areas. Tiled floor.

BEDROOM ONE 3.90m x 2.89m (12'10 x 9'6)

uPVC double glazed window to rear elevation. Radiator. Up and over wardrobe storage. Coving.

FIRST FLOOR LANDING

Doors to:

BEDROOM THREE 2.50m x 3.92m (8'2 x 12'10)

uPVC double glazed window to front elevation. Coving. Built in wardrobe.

BEDROOM TWO 3.59m x 3.36m (11'9 x 11'0)

uPVC double glazed window to rear elevation. Radiator. Up and over wardrobe.

SHOWER ROOM

Obscure uPVC double glazed window to side elevation. Radiator. Suite comprising wash hand basin in vanity unit, low level WC and shower cubicle with sliding door. Tiling to splash back areas. Tiled floor. Extractor.

OUTSIDE

FRONT GARDEN

Low level brick wall. Block paved path with iron gate.

REAR GARDEN

Enclosed by panelled fencing. Patio. Access to garage. Pergola. Greenhouse. Lawn. Mature hedges and borders. Shed to rear.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

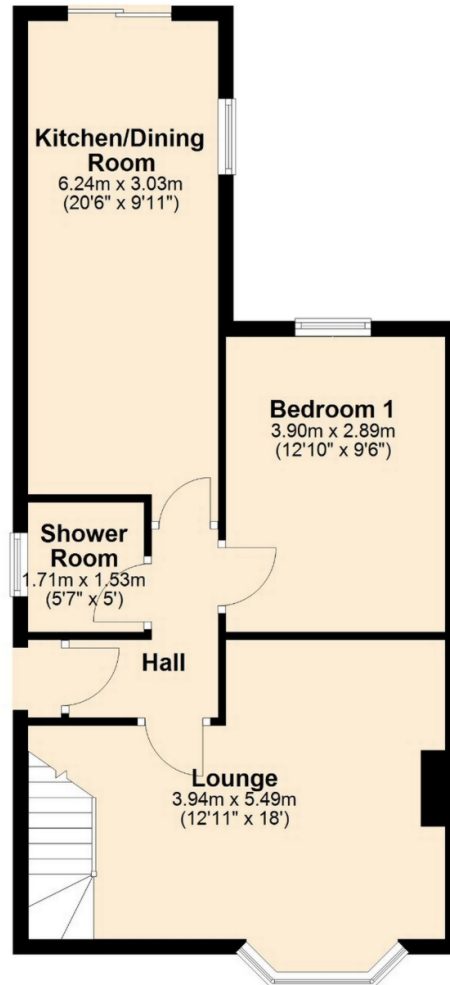
AGENTS NOTES

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

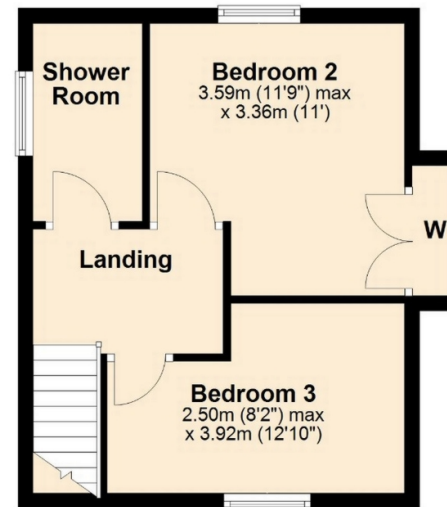
Ground Floor

Approx. 54.2 sq. metres (583.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 86.0 sq. metres (925.6 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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