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Park Lane, Duston, NN5 6QA

£325,000 Bungalow

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Department: Sales

Tenure: Freehold



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Property Summary

Well presented and largely extended three bedroom dormer bungalow.

Features & Utilities

- ✓ Popular Location
- ✓ Largely Extended Rear & Side
- ✓ Three Bedroom Dormer Bungalow
- ✓ Ample Frontage & Large Garden with Storage
- ✓ En-Suite to Main Bedroom
- ✓ Wheelchair Friendly Spacious Shower Room

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented and largely extended three bedroom dormer bungalow in this popular Park Lane area of Duston. Consisting of entrance hall, large four piece bathroom (wheelchair friendly), bedrooms two and three, dining room, lounge with bay to front, kitchen and utility room. Upstairs there is a large dual aspect main bedroom, with an en-suite shower room. Further benefits include ample frontage, larger than normal garage, uPVC double glazing and gas central heating. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE

Glazed uPVC front door. Radiator. Tiled floor. Spotlights. Doors adjoining.

BEDROOM TWO 2.89m x 3.53m (9'6" x 11'7")

Two uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.89m x 2.31m (9'6" x 7'7")

uPVC double glazed window to front elevation. Radiator.

BATHROOM 3.80m x 3.38m (12'6" x 11'1")

uPVC double glazed window to side elevation. Tiled jacuzzi bath. Walk in shower cubicle with large shower attachments over. Hand wash basin with mixer tap. WC. Tiled floor and splashbacks. Spotlights. Extractor.

LOUNGE/DINING ROOM 7.95m x 2.87m (26'1" x 9'5")

LOUNGE

uPVC bay window to front elevation. Radiator. Lounge stairs rising to first floor. Archway to dining room.

DINING ROOM

uPVC French doors and window to rear elevation. Radiator. Tiled floor. Archway to kitchen.

KITCHEN 3.79m x 2.44m (12'5" x 8'0")

Base and wall mounted units with work surface over. Space for large range and fridge freezer. Stainless steel sink with mixer tap over. Tiled floor and

splashbacks. Spotlights.

UTILITY ROOM

uPVC double glazed window to rear elevation. Work surface over with space for washing machine and tumble dryer. Tiled floor. Storage cupboard, Fuse board.

BEDROOM ONE 4.93m x 5.16m (16'2" x 16'11")

UPVC window to front and rear elevation. Radiator. Door to en-suite.

EN-SUITE 3.91m x 1.78m (12'10" x 5'10")

Window to side elevation. Radiator. Pedestal wash hand basin. WC. Shower cubicle. Extractor. Tiled floor and splashbacks.

OUTSIDE

FRONT

Stone parking for several vehicles. Low level brick wall. Privacy hedge. Lawn frontage. Fence between properties.

GARAGE 5.49m x 3.13m (18'0" x 10'3")

Large up and over door. Power and lighting. Storage in rafters. Side door into garden.

REAR

Enclosed panelled fencing, Laid to lawn, planting to side and rear, Patio, out buildings off back of garage.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Ask Agent
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 – Gas Central Heating
Parking – Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
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.



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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