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# Park Lane, Duston, NN5 6QW

£240,000 Semi-Detached

2 1 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 rarely available two bedroom semi-detached home in this popular location of Duston.

## Features & Utilities

- ✓ No Chain
- ✓ Garage & Off Road Parking
- ✓ Popular Location
- ✓ Two Bedrooms
- ✓ Wet Room
- ✓ Gas Central Heating & uPVC Double Glazing



# Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available two bedroom semi-detached home in this popular location of Duston. Consisting of entrance porch, lounge, dining room, refitted downstairs wet room and kitchen. Upstairs there are two double bedrooms. Further benefits include integral garage, parking, double glazing and gas central heating. EPC Rating: D. Council Tax Band: C.

## ENTRANCE/PORCH

uPVC double glazed window and door. Door to lounge.

## LOUNGE 4.00m x 3.48m (13'1" x 11'5")

uPVC double glazed window to front elevation. Radiator. Doors adjoining. Opening to dining room. Feature brick fireplace. Coving.

## DINING ROOM 3.42m x 3.21m (11'2" x 10'6")

uPVC sliding doors to rear elevation. Radiator. Coving and cupboard understairs.

## KITCHEN 2.59m x 2.71m (8'5" x 8'10")

uPVC double glazed window to rear elevation. Wall mounted and base units. One and a half composite sink with mixer tap. Hob and oven. Space for appliances. Wall mounted boiler in cupboard. Tiled splashback. Tiled floor.

## WET ROOM 3.06m x 1.63m (10' x 5'4")

Two obscure uPVC double glazed window to side elevation. Radiator. Pedestal wash hand basin. WC. Tiled splashbacks. Electric shower.

## FIRST FLOOR LANDING

Doors adjoining. Loft access.

## BEDROOM ONE 4.17m x 3.58m (13'8" x 11'8")

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

## BEDROOM TWO 3.46m x 3.21m (11'4" x 10'6")

uPVC double glazed window to rear elevation. Radiator. Eaves storage.

## OUTSIDE

### FRONT GARDEN

Off road parking. Laid to lawn. Paving to front.

### GARAGE 4.98m x 2.48m (16'4" x 8'1")

Up and over door.

### REAR GARDEN

Enclosed by panel fencing. Two brick outbuildings. Laid to lawn. Borders to edge. Side access. Side door to garage.

### 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 – Ask Agent

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 – Driveway, Single Garage

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

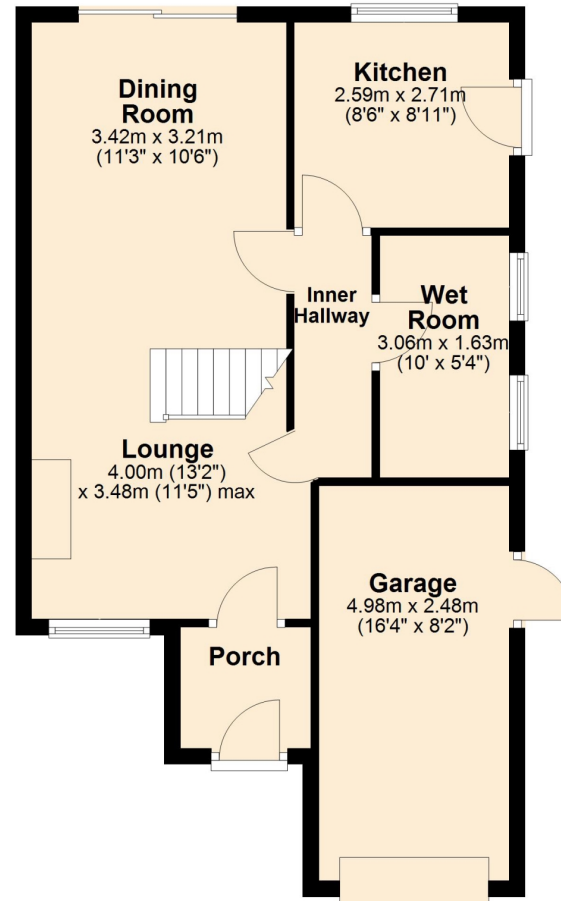
### **AGENTS NOTES**

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

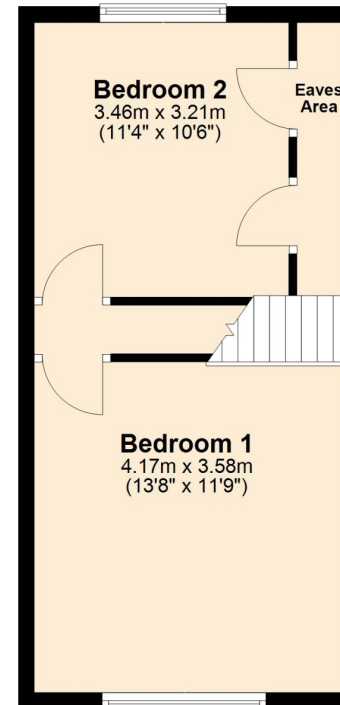
## Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 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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