



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

# Ryeland Road, Duston, NN5 6XN

£299,995 Semi-Detached

3 2 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

Jackson Grundy welcome to the market this extended three bedroom semi-detached property in Duston.

## Features & Utilities

- ✓ No Chain
- ✓ Off Road Parking and Garage
- ✓ Extended Three Bedroom Semi
- ✓ Upstairs and Downstairs Bathrooms
- ✓ Kitchen/Dining Room
- ✓ uPVC Double Glazing



# Property Overview

Jackson Grundy welcome to the market this extended three bedroom semi-detached property in Duston. Consisting of entrance hall, extended kitchen/dining room with utility room off, refitted bathroom and front facing lounge. Upstairs there are three bedrooms, two being extended to the rear, and there is also a shower room. Further benefits include gas central heating, off-road parking, single garage and the property is offered with no onward chain. EPC Rating: E. Council Tax Band: C.

## ENTRANCE

uPVC double glazed front door with double glazed obscure window. Radiator. Doors adjoining.

## KITCHEN/DINING ROOM 3.06m x 5.27m (10'1 x 17'3)

## DINING ROOM

Radiator. Coving. Understairs cupboard. Breakfast bar.

## KITCHEN

Double glazed window to rear elevation. Wall mounted and base units. Integrated fridge. Cooker. Tiled splash back. Tile effect floor. One and a half stainless steel sink. Sliding door to utility room.

## UTILITY 2.13m x 1.68m (5'6 x 7')

Double glazed window to side elevation and door to rear elevation. Counter top with space for washing machine and tumble dryer. Radiator. Tiled splash back. Tile effect flooring.

## BATHROOM 1.89m x 1.68m (6'2 x 5'6)

Obscure double glazed window to side elevation. Radiator. WC and wash hand basin with mixer tap inset in a vanity unit. Panel bath with mixer tap and shower attachment. Tiled splash back and tiled effect flooring.

## LOUNGE 3.94m x 4.91m (12'11 x 16'1)

Double glazed window to front elevation and side elevation. Radiator. Coving. Feature electric fireplace with surround.

## **LANDING**

Loft access (ladder, boarded and lighting). Doors adjoining.

## **BEDROOM ONE 2.82m x 4.74m max (9'3 x 15'7)**

Double glazed window to front elevation. Radiator. Built in wardrobe and storage.

## **BEDROOM TWO 4.59m x 2.34m (15'1 x 7'8)**

Double glazed window to rear elevation. Radiator.

## **BEDROOM THREE 3.58m x 2.15m (11'9 x 7')**

Double glazed window to rear elevation. Radiator.

## **SHOWER ROOM 2.33m x 1.70m (7'8 x 5'7)**

Obscure double glazed window to side elevation. Radiator. Wash hand basin in vanity unit. WC. Corner storage cupboard. Tiled splash back.

## **OUTSIDE**

### **FRONT**

Lawned front with planting. Off road parking.

### **GARAGE**

Up and over door. Power and lighting.

### **WORKSHOP**

Double glazed window. Power and lighting.

### **REAR**

Enclosed panel fence and hedges. Lawn with hedges and beds. Pond. Patio. Access to garage.

## 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

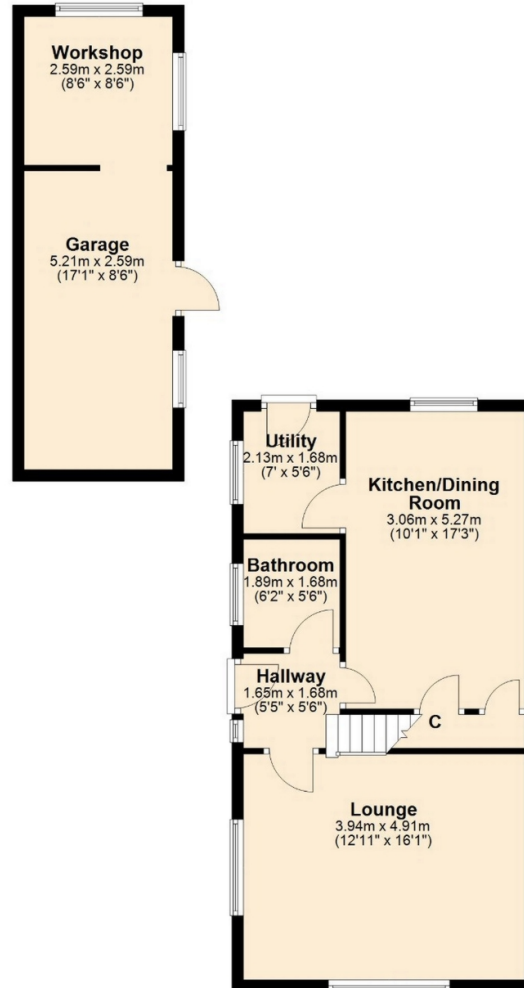
have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



# Floorplan

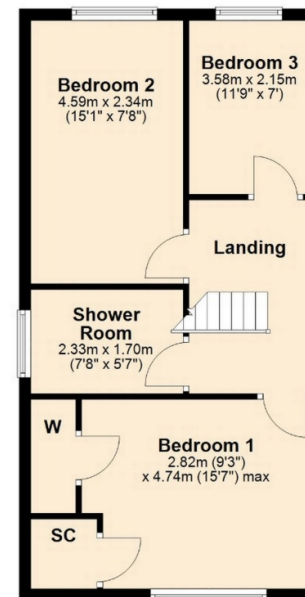
## Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



## First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 119.3 sq. metres (1283.8 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