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# The Scarplands, Duston, NN5 6EY

£280,000 Semi-Detached

2 1 1



Department: Sales

Tenure: Freehold

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

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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented and extended two bedroom bungalow in this desirable location within Duston village. Further benefits include off-road parking, gas central heating, uPVC double glazing and offered with no onward chain.

## Features & Utilities

- ✓ Sought After Location
- ✓ No Chain
- ✓ Two Bedroom Extended Bungalow
- ✓ Well Presented Throughout
- ✓ Off Road Parking
- ✓ Utility Space
- ✓ South West Facing Garden
- ✓ Village Location



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented and extended two bedroom bungalow in this desirable location within Duston village. The accommodation comprises entrance hall, two front facing bedrooms, shower room, lounge, kitchen/dining room extended to the rear. There is also a practical utility storage off the kitchen with front and rear access. Further benefits include off-road parking, gas central heating, uPVC double glazing and offered with no onward chain. EPC Rating: D. Council Tax Band: C

## STORM PORCH

Chequered flooring. uPVC double glazed entrance door to:

## HALL

Radiator. Laminate wood flooring. Access to loft space. Wooden doors to:

## LOUNGE 3.91m x 3.18m (12'10" x 10'5")

Arch to dining room. Radiator. Chimney breast with wood burning stove. Wall lights. Coving.

## DINING AREA 2.99m x 3.18m (9'10" x 10'5")

uPVC French doors to rear elevation. Radiator. Coving. Wall lights.

## KITCHEN 5.59m x 2.89m (18'4" x 9'6")

uPVC door and window to conservatory. Wall and base units. Stainless steel sink with mixer tap. Space for dishwasher. Integrated fridge and gas cooker. Tiling to splash back areas. Coving. uPVC French doors to rear elevation.

## CONSERVATORY 5.36m x 2.03m (17'7" x 6'8")

Brick and uPVC construction. Doors to front and rear elevations. Tiled floor. Utilised as utility and storage space.

## BEDROOM ONE 3.59m x 3.18m (11'9" x 10'5")

uPVC double glazed bay window to front elevation. Radiator. Chimney breast with wood burning stove.

## **BEDROOM TWO 2.25m x 2.87m (7'5" x 9'5")**

uPVC double glazed window to front elevation. Radiator.

## **SHOWER ROOM**

Obscure uPVC double glazed window to side elevation. Heated towel rail. Suite comprising pedestal wash hand basin, WC and shower cubicle with sliding door. Tiled floor. Tiling to splash back areas.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway. Low level brick wall. Hedging and pathway to front.

### **REAR GARDEN**

Low maintenance rear garden. Borders and hedging with pathway. Pergola patio off kitchen/dining room. Brick outbuilding. Outdoor socket.

## **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 – Band D

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 – Parking, Driveway

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

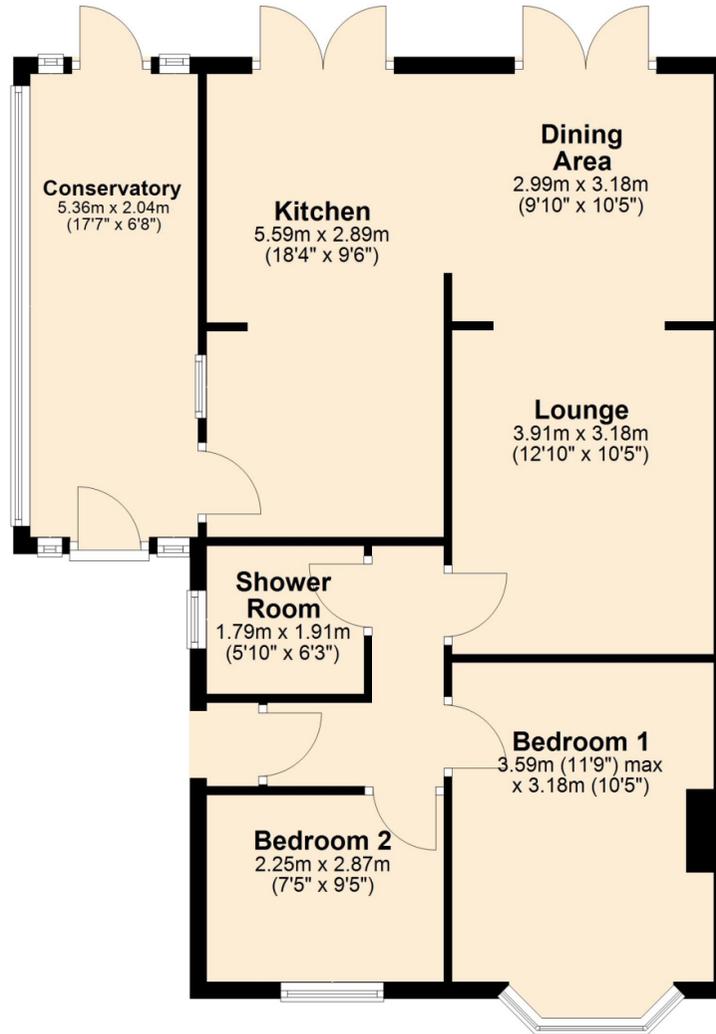
Rights and Easements – Ask Agent

### **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





# 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)

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