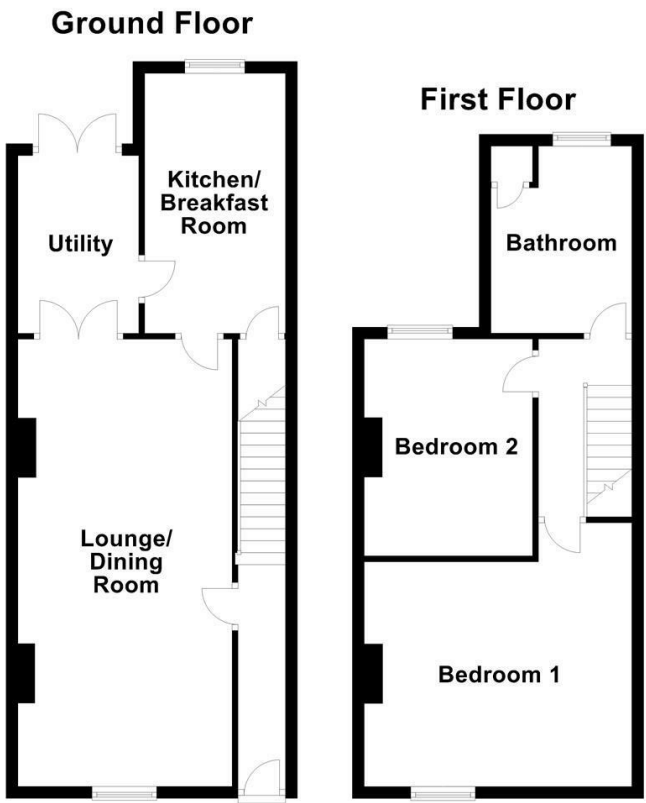




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340 Main Road, Duston, Northampton, NN5 6NJ



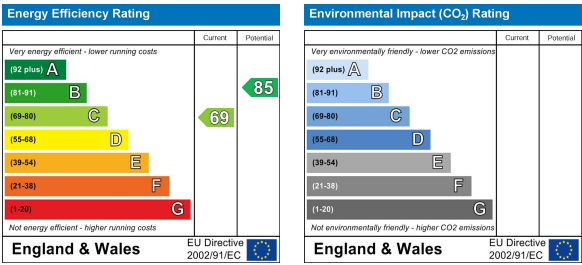
Not to scale. For illustrative purposes only



Asking Price £225,000 Freehold

A well maintained and mature two double bedroom mid terrace property set back from the road and situated in the popular residential area of Duston. The accommodation comprises entrance hall, 25 foot lounge/diner, kitchen/breakfast room, conservatory and to the first floor there are two bedrooms and a family bathroom. Outside there is a front garden and the good size rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and a high degree of privacy.

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# 340 Main Road, Duston, Northampton, NN5 6NJ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed composite front door, radiator, stairs to first floor and door to:-

#### LOUNGE/DINER

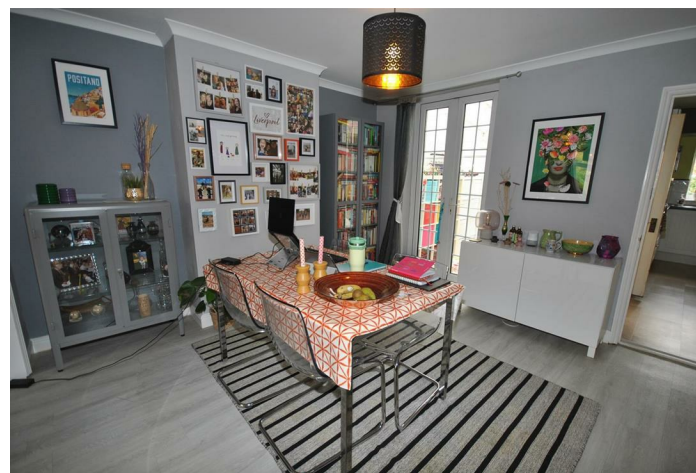
25'0 x 12'4

UPVC double glazed window to the front, real open fire with cast iron grill, brick surround, slate hearth and wooden mantle, wall lights, radiator and an archway leading to:-



#### DINING AREA

A large modern wall mounted radiator, UPVC double glazed French doors to the conservatory and door to:-



#### KITCHEN/BREAKFAST ROOM

14'3 x 7'8

Fitted with a range of base and eye level units, modern

worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include a double oven, grill, hob and extractor, dishwasher, breakfast bar, under stairs storage cupboard, space for fridge/freezer, Karndean flooring and UPVC double glazed window to the rear. Door to:-



#### UTILITY ROOM/CONSERVATORY

14'4 x 7'9

UPVC double glazed French doors to the rear garden, work top, plumbing for washing machine and space for dryer.

### FIRST FLOOR

#### LANDING

Doors leading to:-

#### BEDROOM ONE

15'3 x 14'5

UPVC double glazed window to the front, double radiator, original stripped floorboards, dado rail and loft access.



#### BEDROOM TWO

11'9 x 9'2

UPVC double glazed window to the rear and radiator.



#### BATHROOM

10'3 x 7'9

Suite comprising WC, wash hand basin in vanity unit with storage below, tiled panelled bath, corner shower cubicle with shower and glass centre opening doors, tiled splashbacks, chrome towel radiator, storage cupboard housing the gas wall mounted combination boiler and UPVC double glazed window with obscure glass to the rear.



### OUTSIDE

#### FRONT GARDEN

The front garden is enclosed by brick walling and the long front garden sets the property back from the road and is mainly laid to gravel with mature bushes and trees, gate and steps leading down to pathway to the front door.

### REAR GARDEN

The good size rear garden has a raised decked seating area, barbeque area, patio and the remainder of the garden is mainly laid to lawn with flower and shrub borders, shed and enclosed by wood panel fencing. The rear garden is enjoys a sunny aspect and a high degree of privacy.



### SERVICES

Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 passing Northampton train station and continue towards St James. Take the left hand lane passing Franklins Gardens and continue along the A4500 and take the right hand turning at the main traffic lights onto Duston Road. At the traffic lights proceed left onto Tollgate Way and take the first right onto Main Road entering the village of Duston. At the roundabout take the second exit and continue through Duston village and pass over two mini roundabouts and proceed along Main Road where the property can be found at the bottom on the right hand side.

For further information on viewing call 01604 230222