



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.

COUNCIL TAX

Northampton council - Band B

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 passing Northampton train station and continue towards St James. Take the left hand lane past Franklins Gardens and continue along the A4500 and take a right hand turning at the main traffic lights leading onto Duston Road. At the traffic lights proceed left onto Tollgate Way taking the first right onto Main Road, Duston. At the roundabout proceed ahead and take your first left turning into Melbourne Lane which continues onto Dane Ridge where the property can be found on your left hand side.

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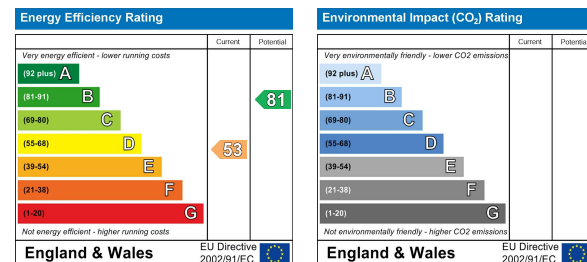
**14 Dane Ridge, Duston, Northampton,
Northamptonshire, NN5 6HQ**



Asking Price £299,950 Freehold

A well extended and spacious mature three bedroomed semi-detached dormer style bungalow situated on a quiet road in a popular residential area of Duston village. The accommodation comprises entrance hall, inner hallway, 21ft lounge, kitchen/diner, two bedrooms and a family bathroom and to the first floor there is the master bedroom with ensuite bathroom. Outside there is a front garden and driveway giving off road parking to the side for several vehicles leading to the detached garage. The rear garden is mainly laid to patio and gravel and enjoys a sunny aspect and high degree of privacy.

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22 Bridge Street, Northampton, NN1 1NW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'00 x 3'06

Enter via uPVC double glazed front door with obscure glass window, entrance hall leads to:-

INNER HALLWAY

9'10 x 3'04

Starts rising to first floor, doors to:-

LOUNGE

21'04 x 10'04

This extended room has a feature fireplace, radiator, uPVC double glazed patio doors to rear garden.



KITCHEN/DINER

17'00 x 9'06

This extended rooms comprises a range of base and eye level units with roll top work surfaces and tiled splash backs. There is a stainless steel sink and drainer with chrome mixer tap, two uPVC double glazed windows to rear and side, oven, hob and extractor, washing machine and fridge/freezer, gas wall mounted combination boiler, tiled flooring and double radiator.



BEDROOM TWO

11'05 x 10'04

uPVC double glazed bay window to front, range of built in wardrobes and drawers, under stairs storage cupboard and radiator.



BEDROOM THREE

9'05 x 9'01

uPVC double glazed box bay window to front and radiator.



BATHROOM

6'04 x 5'04

Comprising of w.c., wash hand basin, panelled bath with shower over, curtain and rail, chrome wall mounted towel radiator, two obscure windows to side and spot lights.



FIRST FLOOR LANDING

Storage cupboard and door to:-

BEDROOM ONE

10'00 x 9'01

uPVC double glazed window to rear, radiator, storage cupboard, door to:-



ENSUITE

9'01 x 6'06

Comprises w.c. wash hand basin in vanity unit with storage below, wood panelled bath with shower attachment, curtain and rail, uPVC obscure double glazed window to side, radiator and extractor.



OUTSIDE FRONT

Mainly laid to gravel, enclosed by brick walling and mature bushes. Driveway to the side giving off road parking for several vehicles and leading to:-

DETACHED GARAGE

Larger than normal detached garage with metal up and over door, power and lighting, two windows and access door to:-

REAR GARDEN

Patio area with the remainder of the garden being mainly laid to gravel, enclosed by wood panel fencing and mature bushes. The rear garden faces in a southerly direction and enjoys a sunny aspect and high degree of privacy.



SERVICES

Mains, gas, water and electric are connected but not tested.

LOCAL AMENITIES

Within the village there are a number of shops including a Bakery, Post Office and Hardware Store. 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

For further information on viewing call 01604 230222