



5 Cotton Meadow, Northampton. NN5 5PP

£289,995 Freehold

REDUCED



PROPERTY DESCRIPTION

Duston is a large village located in the county of Northamptonshire. It is situated approximately 3 miles west of Northampton town centre and has a rich history dating back to the 11th century, with many historic buildings and landmarks still standing today. Duston is a popular residential area due to its close proximity to Northampton and its excellent transport links. Duston also has a number of parks and green spaces, including Duston Pocket Park and Sixfields Lake, which are popular with locals for walking and picnicking.

Duston has a thriving community with a range of local amenities, including shops, pubs, and restaurants. The village is home to several primary schools and a secondary school, as well as a community centre and library. Duston also has a strong sporting culture, including local sports clubs and facilities.

The property is situated on a no through road down a private lane of just two houses.

The home comprises, entrance hall, cloakroom, lounge/diner and kitchen.

Upstairs you will find off the landing three bedrooms and the family bathroom, fully fitted with a three-piece bathroom suite.

Outside you will find a generous rear enclosed garden with patio area, driveway providing off road parking for several vehicles leading to a single garage.

Offered for sale with no upper chain.

FEATURES

- THREE BEDROOMS
- CLOAKROOM
- PRIVATE LANE
- NO CHAIN
- SINGLE GARAGE
- A MUST SEE



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

LOUNGE DINING ROOM

9' 0" x 24' 3" (2.74m x 7.39m)

KITCHEN

9' 5" x 9' 5" (2.87m x 2.87m)

FIRST FLOOR

BEDROOM ONE

11' 3" x 12' 5" (3.43m x 3.78m)

BEDROOM TWO

10' 3" x 9' 5" (3.12m x 2.87m)

BEDROOM THREE

8' 6" x 7' 5" (2.59m x 2.26m)

FAMILY BATHROOM

5' 4" x 6' 2" (1.63m x 1.88m)

FRONT AND REAR GARDENS

SINGLE GARAGE WITH AMPLE PARKING

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

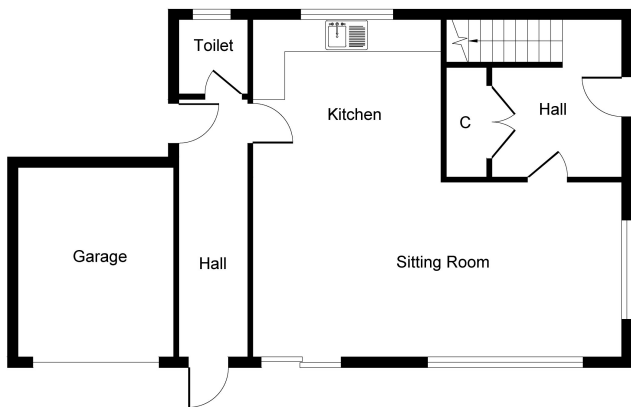
Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.



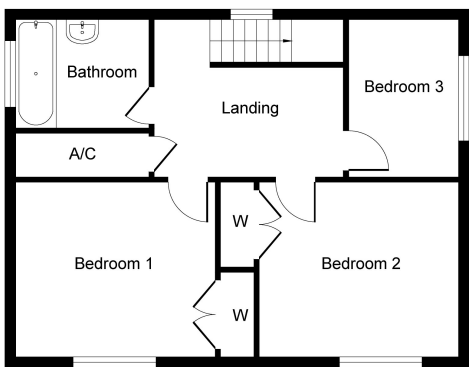




FLOORPLAN & EPC



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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