



# The Scarplands

Duston, Northampton

oriordanbond  
SALES & LETTINGS





## The Scarplands

Duston  
NN5 6EY

Offers Over  
£250,000

Located in a popular area of Duston is this well presented two bedroom semi-detached dormer bungalow which has been updated by the current owners. The property is located close to Sixfields Leisure Park and Upper Nene Valley Country Park.

The accommodation comprises porch, entrance hall, 26' sitting/dining room, kitchen with utility area off, bedroom two and a bathroom. Upstairs is the main bedroom which benefits from an en-suite. Outside is a south/westerly facing rear garden with a small patio seating area. To the front is off road parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/792/M)

- Two bedroom semi-detached dormer bungalow
- En-suite to master bedroom
- 26' sitting/dining room
- Gas radiator heating
- South/westerly facing rear garden
- Off road parking



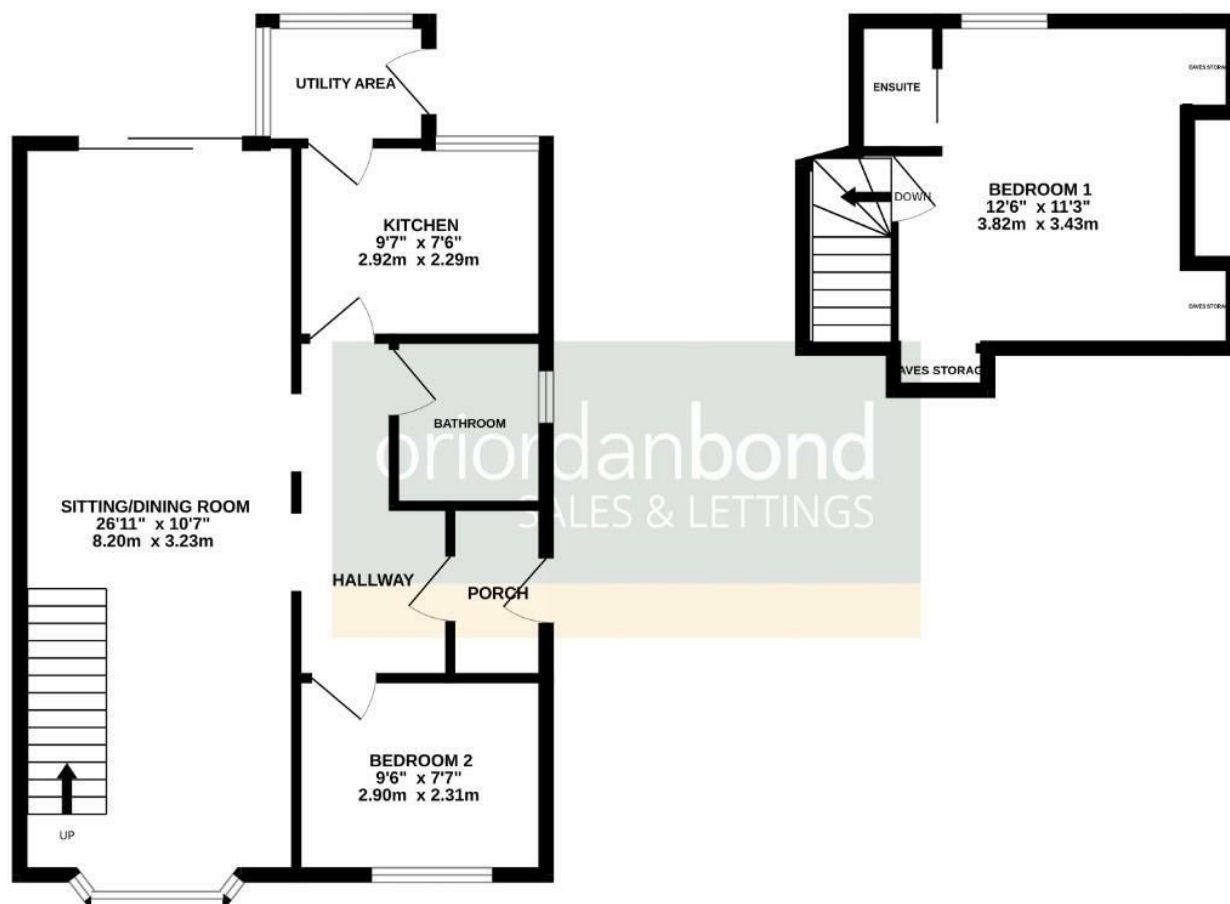






GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston North Sales**

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