

**Hilltop, 76 Orchard Hill, Little Billing, Northampton, NN3 9AG**  
**Guide Price £550,000 Freehold**

**OPEN DAY - Saturday 11th November, 9am til 11am. Please call 01604 784990 to register and book your appointment.**

Jackson Grundy are delighted to bring to the market a rarely available opportunity to purchase a two bedroom detached bungalow with potential development opportunity (subject to planning). The accommodation comprises hallway, lounge, kitchen, utility room, dining room, bathroom and two bedrooms. To the rear is a large garden that is full of potential. EPC Rating: TBC. Council Tax Band: C

**Potential Building Plot Subject To Planning | Large Plot | Village Location | Excellent Opportunity For Developer | Close To Local Amenities | Open Day 11th November**

**modern marketing · traditional values**

## HALLWAY

uPVC double glazed entrance door. Two uPVC double glazed windows to front elevation. Radiator. Airing cupboard with hot water tank and shelving. Meter cupboard.

## LOUNGE 4.70m x 3.28m (15'5 x 10'9)

uPVC double glazed bay window to front elevation. Dual aspect uPVC windows. Radiator. Gas fire with stone surround. Coving. Ceiling rose.

## KITCHEN 5.94m x 3.76m (19'6 x 12'4)

uPVC double glazed window to side elevation. Radiator. Wall and base units. Roll top work surfaces. Stainless steel bowl and drainer. Space for white goods. Space for electric cooker.

## UTILITY

Frosted uPVC double glazed window and door to side elevation. Wall and base units. Roll top work surfaces. Boiler.

## DINING ROOM 3.53m x 4.70m (11'7 x 15'5)

uPVC double glazed window to side elevation. uPVC double glazed French doors to rear elevation. Radiator. Coving.

## BEDROOM ONE 3.05m x 3.99m (10'0 x 13'1)

Dual aspect uPVC double glazed windows. Radiator. Built in cupboard. Coving.

## BEDROOM TWO 2.95m x 4.06m (9'8 x 13'4)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, wash hand basin and wooden panelled bath shower over and glass screen. Tiling to splash back areas.

## OUTSIDE

### FRONT GARDEN

Gravelled driveway. Lawn, hedge and mature trees. Gated side access.

### GARAGE

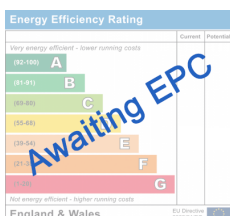
Brick built with up and over door.

### REAR GARDEN

Patio area. Lawn frontage to the rear. Mature trees and hedges.

### DRAFT DETAILS

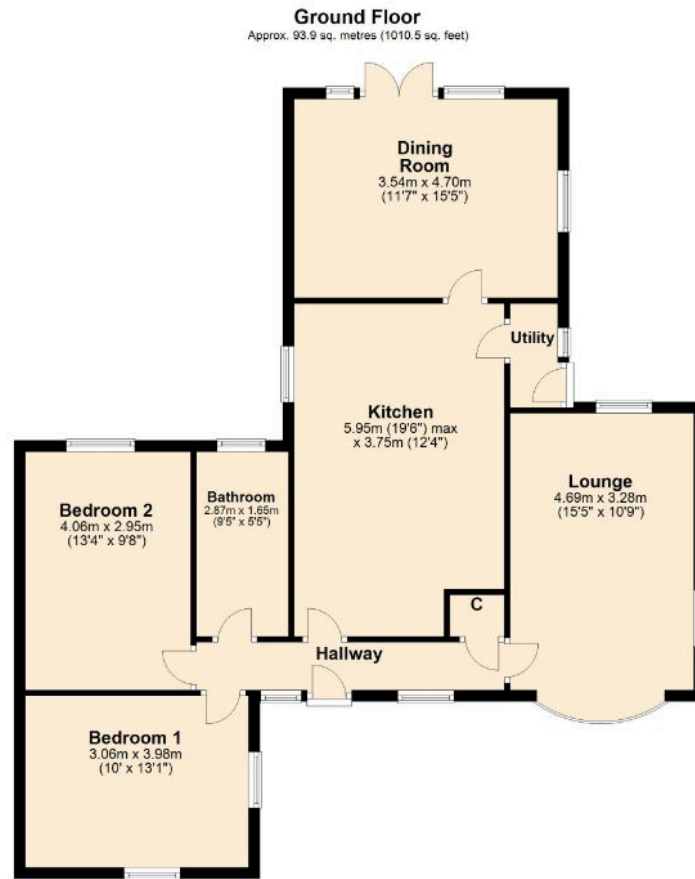
At the time of print, these particulars are awaiting approval from the Vendor(s).



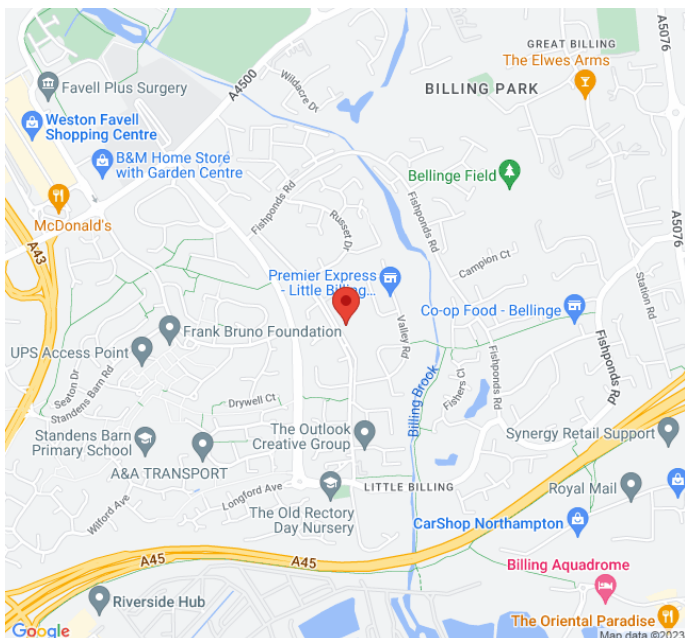
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.



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Total area: approx. 93.9 sq. metres (1010.5 sq. feet)



## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).



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