



**30 Russet Drive, Little Billing, Northampton, NN3 9TF**  
**£375,000 Freehold**

Jackson Grundy are pleased to be the chosen agent to bring to the market an excellently presented four bedroom detached family home situated in the ever popular village of Little Billing. In brief the accommodation comprises entrance hall, lounge, WC, dining room and kitchen. To the first floor are four bedrooms and a family bathroom with bedroom one benefitting from an en-suite. The rear has a large garden and the front has off road parking leading to a detached garage. The property would make an excellent family home and is offered to the market with no onward chain. EPC: C. Council Tax Band: E.

**No Onward Chain | Excellent Condition | Refitted Kitchen | Refitted En-Suite | Close To Local Amenities | Close To A45 & M1**

**modern marketing · traditional values**

### ENTRANCE

Enter via a composite door. Stairs rising to first floor landing. Storage cupboard. Radiator. Wooden floor.

### LOUNGE 4.52m x 4.85m (14'10 max x 15'11)

uPVC double glazed window to front elevation. uPVC double glazed sliding doors to rear elevation. Gas fireplace with stone surround. Radiator. Wooden floor. Coving.

### DINING ROOM 3.48m x 2.82m (11'5 x 9'3)

uPVC double glazed window to front elevation. Radiator. Coving and spotlights.

### KITCHEN 5.36m x 3.73m (17'7 x 12'3)

Dual aspect uPVC double glazed windows. Double glazed door to rear elevation. A range of wall and base level kitchen units with quartz work surfaces over and inset sink with mixer tap over. Four ring electric hob and oven under and extractor over. Space for white goods. Vertical radiator. Coving and spotlights.

### WC

Frosted uPVC double glazed window to side elevation. Low level flush WC and wall mounted wash hand basin with mixer tap and cupboard under. Tiled floor.

### FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator.

### BEDROOM ONE 4.32m x 2.84m (14'2 x 9'4)

uPVC double glazed window to rear elevation. Radiator. Coving.

### EN-SUITE 1.68m x 2.31m (5'6 x 7'7)

Frosted uPVC double glazed window to rear elevation. Double shower with glass screen, wash hand basin and concealed level WC set in vanity unit. Radiator. Spotlights.

### BEDROOM TWO 3.71m x 3.12m (12'2 x 10'3 max)

uPVC double glazed window to rear elevation. Radiator. Coving.

### BEDROOM THREE 3.48m x 1.98m (11'5 x 6'6)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM FOUR 3.43m x 1.93m (11'3 x 6'4)

uPVC double glazed window to front elevation. Radiator. Coving.

### BATHROOM 1.63m x 2.62m (5'4 x 8'7)

Frosted uPVC double glazed window to side elevation. Low level flush WC, pedestal wash hand basin with mixer tap over and panelled bath with electric shower over and glass shower screen. Radiator.

### OUTSIDE

### FRONT GARDEN

Lawned area. Path to front door. Tarmac driveway.

### GARAGE

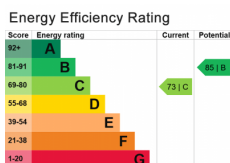
Brick built with up and over door.

### REAR GARDEN

Decked area. Lawn. Panelled fence surrounding garden.

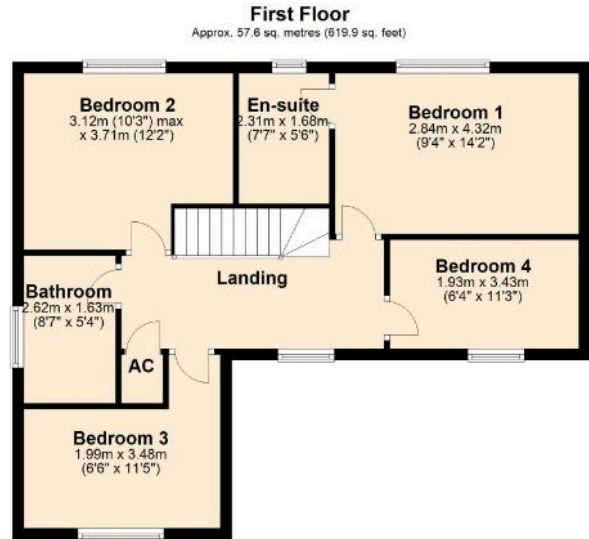
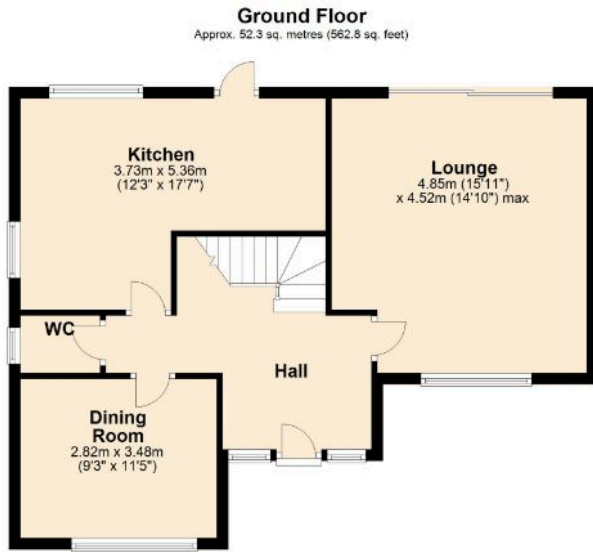
### DRAFT DETAILS

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. 109.9 sq. metres (1182.6 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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