



18 Station Road, Great Billing, Northampton, NN3 9DS
Guide Price £345,000 Freehold

Jackson Grundy are delighted to bring to the market this excellently presented and rarely available three bedroom semi-detached family home situated in the popular village of Great Billing. In brief the property comprises; entrance hall, lounge/dining room, separate dining room, kitchen, family room and study. To the first floor is three bedrooms and a family bathroom. The rear of the property has a landscaped garden and the front has off road parking. EPC: TBC. Council Tax Band: C. Please call today to arrange a viewing.

**Rarely Available | Excellently Presented | Extended | Refitted Kitchen | Refitted Bathroom |
Landscaped Garden**

modern marketing · traditional values

ENTRANCE

Enter via double glazed door and double glazed window to side elevation. Radiator. Stairs to first floor landing with cupboard under. Doors into:

LOUNGE/DINING ROOM 3.61m x 8.23m (11'10 x 27)

Double glazed bay window to front elevation. Two radiators. Feature wood burning fireplace. Coving and dado rail. French doors into:

DINING ROOM 2.90m x 4.34m (9'6 x 14'3)

Double glazed window to rear elevation. Double glazed French doors to rear elevation. Two Velux windows. Upright radiator.

KITCHEN 2.36m x 6.65m (7'9 x 21'10)

Double glazed bay window to front elevation. Fitted with a range of wall and base level units with granite work surfaces over with upstands. Ceramic butler sink. Five ring gas hob with extractor over and Neff oven. Zanussi dishwasher. Space for freestanding fridge/freezer. Ceramic floor tiles. Doors leading to:

FAMILY ROOM 2.64m x 4.72m (8'8 x 15'6)

Double glazed windows to the front elevation. Double glazed door to the front elevation. Built in storage with plumbing for washing machine. Radiator.

STUDY 2.16m x 4.09m (7'1 x 13'5)

Double glazed window to rear elevation. Double glazed French doors to rear elevation. Radiator.

WC

Obscured double glazed window to side elevation. Two piece suite comprising low level flush WC and vanity unit with sink mounted over.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft room. Doors to.

BEDROOM ONE 3.56m x 3.63m (11'8 x 11'11)

Double glazed window to rear elevation. Radiator Built in wardrobes.

BEDROOM TWO 3.30m x 3.71m (10'10 x 12'2)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.21m x 2.64m (7'3 x 8'8)

Double glazed window to front elevation. Radiator.

BATHROOM

Three piece suite comprising low level flush WC, pedestal wash hand basin and panelled bath with electric shower over. Complimentary tiling to splash back areas and floor.

LOFT ROOM 5.26m x 3.40m (17'3 x 11'2)

Velux Window.

OUTSIDE

FRONT GARDEN

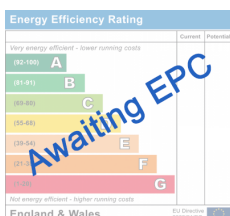
Gravelled driveway providing off street parking for two vehicles. Remainder is laid to lawn with mature tree and shrubs. EV charging point.

REAR GARDEN

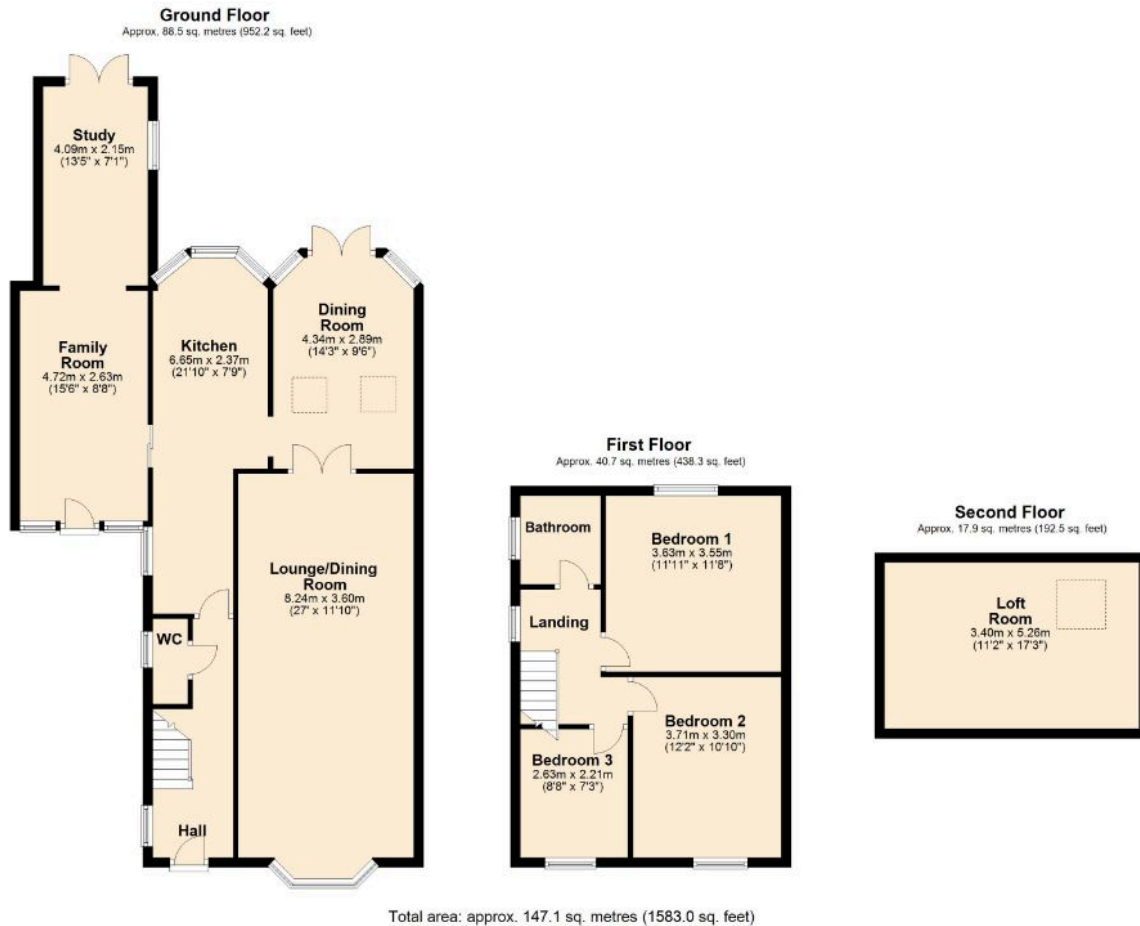
Block paved seating area. Mainly laid to lawn with mature flower and shrub borders. Bark play area.

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.



LOCAL AREA INFORMATION

Great Billing lies on the eastern side of Northampton and is just off the A45, which leads from Northampton to Wellingborough. The village has three churches and a public house. Weston Favell shopping centre is located within 1 mile, and contains a diverse range of shops, all of which are undercover, and the centre benefits from free parking. There is a golf and leisure club less than 2 miles away at Overstone, a private airfield at Sywell Aerodrome, and sailing and trout fishing at Pitsford Reservoir. Northampton train station is located within 5 miles (trains to London, Euston take approx 52 minutes). Wellingborough train station is 8.7 miles away (trains to St Pancras). Primary and secondary schooling is available in Northampton. The property is within the catchment for Weston Favell Academy. Private schools include the High School for Girls at Hardingstone, Wellingborough School, with further schools available in Pitsford, Spratton and Maidwell. Junction 15 of the M1 motorway is just 7.5 miles away.

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