



**10 Leatherworks Way, Little Billing, Northampton, NN3 9BP**  
**£325,000 Freehold**

Jackson Grundy are delighted to bring to the market a rarely available four bedroom end of terrace situated in Little Billing. In brief the accommodation comprises entrance hall, WC, kitchen/dining room and lounge. The first floor has the family bathroom and bedrooms two, three and four. To the second floor has bedroom one with an en-suite shower room. To the rear is an enclosed garden with patio area leading to rear garden/garage. The property is on a modern estate and would make an excellent family home. Please call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: C

**Recently Built | Three Storey | En-Suite To Bedroom One | Kitchen/Dining Room | Garage To Rear | Close To Local Amenities**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite entrance door. Radiator. Staircase rising to first floor landing. Storage under stairs. uPVC double glazed window to side elevation.

### WC

Frosted uPVC double glazed window to side elevation. Low level WC and wash hand basin. Tiling to splash back areas.

### KITCHEN/DINING ROOM 4.93m x 2.79m (16'2 x 9'2)

uPVC double glazed bay window to front elevation. Radiator. Wall and base units with square edge work surfaces. Four ring gas hob, extractor and double electric oven. Stainless steel sink and drainer. Built in fridge/freezer and dishwasher. Space for white goods. Tiled floor.

### LOUNGE 4.88m x 4.90m (16'0 x 16'1)

uPVC double glazed French doors and window to rear elevation. Radiator.

### FIRST FLOOR LANDING

Staircase rising to second floor landing. Airing cupboard housing tank.

### BEDROOM TWO 5.18m x 2.79m (17'0 x 9'2)

uPVC double glazed bay window to front elevation. Radiator.

### BEDROOM THREE 3.68m x 2.79m (12'1 x 9'2)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.59m x 1.98m (8'6 x 6'6)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 1.98m x 1.96m (6'6 x 6'5)

Frosted uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash back areas. Shaver point.

### SECOND FLOOR

Door to:

### BEDROOM ONE 5.72m x 3.07m (18'9 x 10'1)

uPVC double glazed window to front elevation. Double glazed Velux window to rear elevation. Radiator. Two built in cupboards. Access to loft space.

### EN-SUITE 2.90m x 1.55m (9'6 x 5'1)

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiling to splash back areas.

### OUTSIDE

### FRONT GARDEN

Lawn either side of path. Privet hedge.

### GARAGE

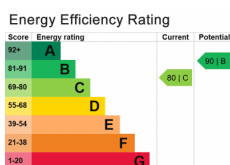
Parking to front of garage. Up and over door.

### REAR GARDEN

Patio area. Steps to rear gate. Lawn. Gravelled area.

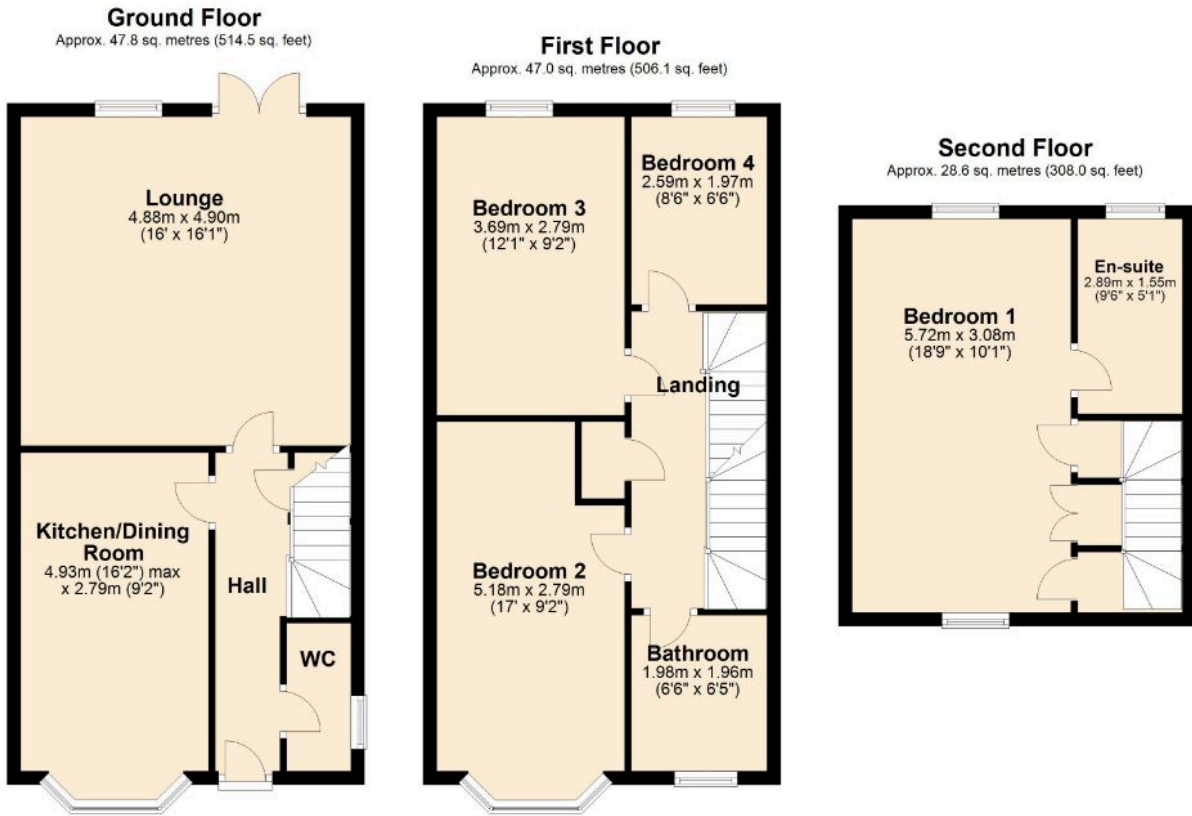
### DRAFT DETAILS

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.

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Total area: approx. 123.4 sq. metres (1328.7 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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