



43 Leatherworks Way, Little Billing, Northampton, NN3 9BP
£375,000 Freehold

Jackson Grundy are delighted to bring to the market this rarely available link semi detached spacious five bedroom. The property comprises of entrance hall, WC, open plan living area with modern kitchen with built in appliances. The first floor has bedroom two with en-suite, two further bedrooms and a family bathroom. The second floor has bedroom one with dressing area leading to four piece bathroom suite. The rear has an enclosed garden with composite decked area, there is a roof terrace and the front has off road parking leading to a tandem garage with up and over electric door. Stylish and spacious this property is a must see. Call today to arrange an internal inspection. EPC: B. Council Tax: E.

Excellent Condition | Spacious | Five Double Bedrooms | Roof Terrace | Tandem Garage | Excellent Family Home

modern marketing · traditional values

ENTRANCE HALL

Enter via uPVC double glazed door with obscure glass. Radiator. Stairs to first floor. Cupboard under the stairs.

KITCHEN 4.34m x 2.69m (14'3 x 8'10)

uPVC double glazed window to front elevation. Radiator. Base and wall mounted units. Square top work surfaces. Four ring gas hob. Electric double oven. Extractor fan. Built in fridge freezer. Washing machine. Dishwasher.

LOUNGE/DINING ROOM 5.99m x 4.90m (19'8 x 16'1)

uPVC double glazed door to rear. Radiators. Wooden floor. Two sky lights.

WC

Obscure uPVC window to side. Pedestal sink with mixer tap. Low level WC. Extractor fan. Tiled floor.

LANDING

Double glazed windows. Radiator.

BEDROOM TWO 3.84m x 2.82m (12'7 x 9'3)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 3.89m x 2.79m (12'9 x 9'2)

Dual aspect uPVC double glazed windows. Radiator.

BEDROOM FOUR 3.02m x 2.82m (9'11 x 9'3)

uPVC double glazed window to front elevation. Radiator.

EN-SUITE FIRST FLOOR

Radiator. Low level WC. Pedestal sink with mixer tap. Shower cubicle. Tiled floor. Tiling to splash back areas. Shaver point. Airing cupboard housing water tank.

FAMILY BATHROOM

Obscure uPVC double glazed window to rear. Low level WC. Pedestal sink with mixer tap. Panel bath. Shower cubicle. Shaver point. Extractor fan. Radiator. Tiled floor and tiled walls/splash backs.

LANDING

uPVC double glazed to side. Staircase. Storage Cupboard. Door to:

BEDROOM ONE 3.76m x 3.99m (12'4 x 13'1)

Two uPVC double glazed windows to front elevation. Storage cupboard over stairs. Two built in mirror fronted wardrobes. Door to en-suite.

EN-SUITE

Obscure uPVC double glazed window to rear. Jack and Jill layout. Pedestal basin with mixer tap. Low level WC. Shower cubicle. Panelled bath with mixer and shower off tap. Tiled splash backs. Shaver point. Extractor fan. Towel rail. Tiled floor.

BEDROOM FIVE 2.79m x 2.29m (9'2 x 7'6)

uPVC double glazed window to rear. Radiator.

OUTSIDE

ROOF GARDEN 3.86m x 2.90m (12'8 x 9'6)

Patio area. Railings and brick wall boundary. Electric point and lights.

FRONT

Tarmac drive leading to garage. Path to front door. Shingle either side. Shrub border.

GARDEN

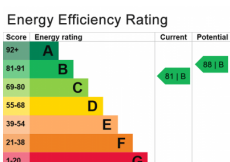
Composite decking area. Laid to lawn. Flower bed borders. Electric and water tap.

TANDEM GARAGE 10.34m x 2.87m (33'11 x 9'5)

uPVC double glazed door to rear. Electric up and over door. Power and light.

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. 189.0 sq. metres (2034.8 sq. feet)



LOCAL AREA INFORMATION

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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