



24 Leatherworks Way, Little Billing, Northampton, NN3 9BP
£350,000 Freehold

Jackson Grundy are delighted to bring to the market a well presented spacious property with four double bedrooms over three floors in Little Billing. The property is offered to the market with no onward chain and would make an excellent family home. The accommodation comprises entrance hall, WC, kitchen/dining room and lounge. To the first floor are three double bedroom, an office and family bathroom and to the second floor is bedroom one with en-suite shower room and built in wardrobes. The rear has an enclosed garden with decking leading to artificial lawn. The front has off road parking leading to a garage. The property is offered to the market with no onward chain. Please call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: D

Four Double Bedrooms | En-Suite To Bedroom One | Landscaped Rear Garden | Off Road Parking To Side | Kitchen/Dining Room | No Chain

modern marketing · traditional values

ENTRANCE HALL

Composite wooden entrance door with double glazed privacy glass. Radiator. Staircase rising to first floor landing. uPVC double glazed window to side elevation. Understairs cupboard. Doors to:

WC

uPVC double glazed frosted window to front elevation. Radiator. Low level WC and wash hand basin.

KITCHEN/DINING ROOM 4.57m x 2.79m (15'0 x 9'2)

uPVC double glazed window to front elevation. Radiator. Wall and base units. Stainless steel sink and drainer. Built in fridge/freezer, dishwasher. washing machine and double oven. Spotlights. Tiled flooring.

LOUNGE 3.66m x 4.90m (12'0 x 16'1)

uPVC double glazed window to rear elevation. uPVC double glazed patio doors to rear elevation. Radiator.

FIRST FLOOR LANDING

Staircase rising to second floor landing. Radiator. Doors to:

BEDROOM TWO 5.18m x 2.90m (17'0 x 9'6)

uPVC double glazed window to front elevation and Velux window to rear elevation. Radiator.

BEDROOM THREE 4.24m x 2.90m (13'11 x 9'6)

uPVC double glazed bay window to front elevation. Radiator.

BEDROOM FOUR 3.66m x 2.77m (12'0 x 9'1)

uPVC double glazed window to rear elevation. Radiator.

STUDY 2.31m x 2.13m (7'7 x 7'0)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

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

SECOND FLOOR LANDING

Door to:

BEDROOM ONE 5.74m x 3.10m (18'10 x 10'2)

uPVC double glazed window to front elevation and Velux window to rear elevation. Two radiators. Built in wardrobe. Built in cupboard. Door to:

EN-SUITE

uPVC double glazed window to rear elevation. Radiator. Suite comprising walk in shower, wash hand basin and WC. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking. Path to front door. Brick built boundary wall. Gravelled area. Pod point electric charger.

GARAGE 5.97m x 2.97m (19'7 x 9'9)

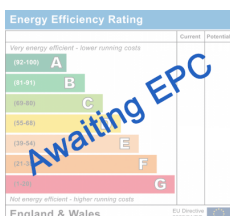
Up and over door. Light and power connected. Door to garden.

REAR GARDEN

Artificial lawn with flower borders. Timber decking leading to lawn.

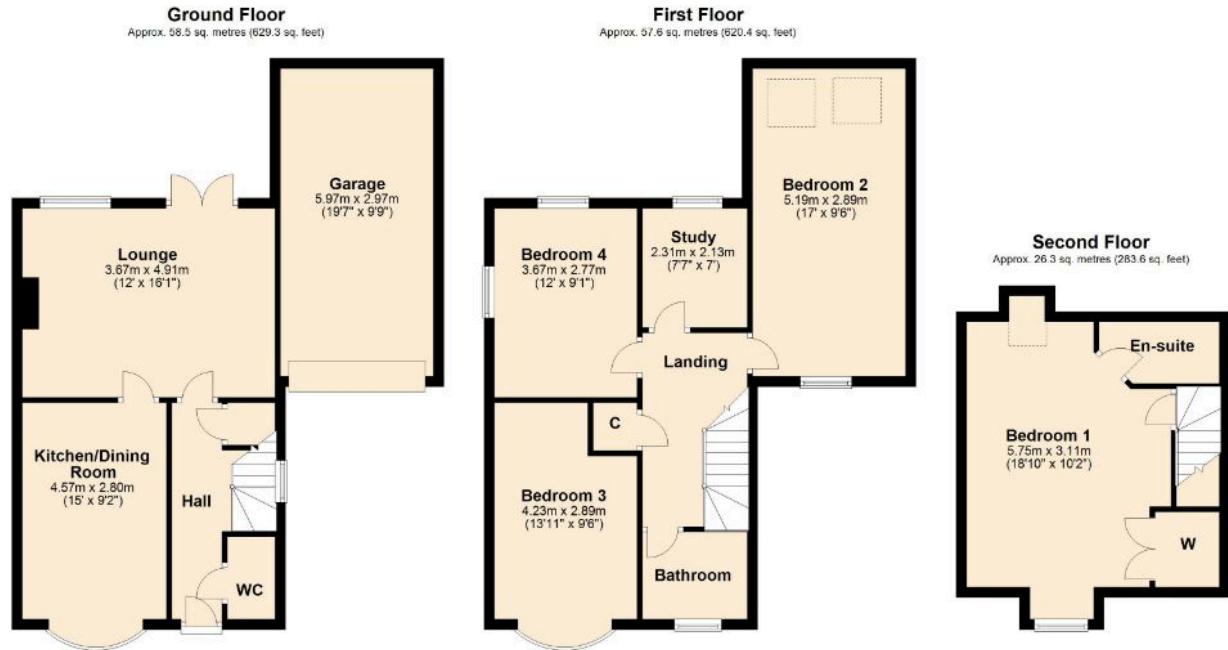
DRAFT DETAILS

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. 142.5 sq. metres (1533.3 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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