



**Brookside, 25 Willow Rise, Little Billing, Northampton, NN3 9AR  
£350,000 Freehold**

Jackson Grundy are delighted to bring to the market a rarely available and excellently presented three bedroom detached home positioned at the end of a quiet cul-de-sac in the ever popular village of Little Billing. The accommodation comprises entrance hall, shower room, lounge/dining room, kitchen/breakfast room and conservatory. The first floor has three double bedrooms and a family bathroom with Jacuzzi bath. The rear of the property has a private landscaped garden with side access to Billing Brook Park. The front has off road parking for two cars. The property would make an excellent family home and is a must see. Please call to arrange an internal inspection. EPC Rating: D. Council Tax Band: C

**Three Double Bedrooms | Excellent Condition | Positioned At The End Of A Quiet Cul-De-Sac  
| Landscaped Garden | Conservatory | Great Family Home**

modern marketing · traditional values

## HALLWAY

Composite double glazed entrance door. Staircase rising to first floor. Wooden flooring. Cupboard. Doors to:

## SHOWER ROOM 2.21m x 1.52m (7'3 x 5'0)

Frosted uPVC double glazed window to side elevation. Central heated towel rail. Suite comprising low level WC, pedestal wash hand basin and double shower with glass screen. Tiled floor to ceiling. Spotlights.

## LOUNGE/DINING ROOM 7.75m x 3.81m (25'5 x 12'6)

Dual aspect uPVC double glazed windows. uPVC double glazed French doors to conservatory. Electric fireplace with stone surround. Coving. Wooden flooring.

## KITCHEN/BREAKFAST ROOM 3.84m x 2.64m (12'7 x 8'8)

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Wall and base units with roll top work surfaces over. Butler style sink and drainer with mixer tap. Five ring gas hob, electric double oven and extractor. Built in fridge/freezer. Space for white goods. Breakfast bar. Understairs cupboard housing plumbing for washing machine. Built in dishwasher.

## CONSERVATORY 3.43m x 4.06m (11'3 x 13'4)

Brick built base. uPVC double glazed windows. Double glazed French doors to side. Tiled floor. Ceiling fan. Under floor heating.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space. Storage cupboard. Airing cupboard housing Worcester boiler.

## BEDROOM ONE 3.20m x 4.06m (10'6 x 13'4)

Floor to ceiling uPVC double glazed window to front elevation with Juliet balcony. Radiator. Double built in cupboards. Wooden flooring. Dado rail. Coving.

## BEDROOM TWO 3.76m x 3.38m (12'4 x 11'1)

uPVC double glazed window to rear elevation. Radiator. Fitted mirrored fronted wardrobes.

## BEDROOM THREE 2.64m x 3.10m (8'8 x 10'2)

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

## BATHROOM 2.29m x 2.36m (7'6 x 7'9)

Dual aspect frosted uPVC frosted double glazed windows. Suite comprising low level WC, Jacuzzi spa bath with mixer tap and shower head and wash hand basin. Central heated towel rail. Seating area with storage under and cupboards over. Tiled floor to ceiling. Spotlights.

## OUTSIDE

### FRONT GARDEN

Driveway for two cars leading to detached garage. Path to rear. Lawn. Flower bed borders. Mature tree.

### GARAGE

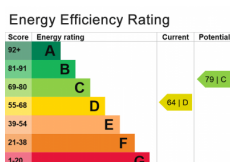
Double length tandem garage. Up and over doors. Power and light. Further doors to garden.

### REAR GARDEN

Patio area with path to rear patio. Seating area with wooden surround. Decking. Lawn. Flower and shrub bed borders. Mature trees. Gated side entrance both sides of property. Shed with electrical consumer unit.

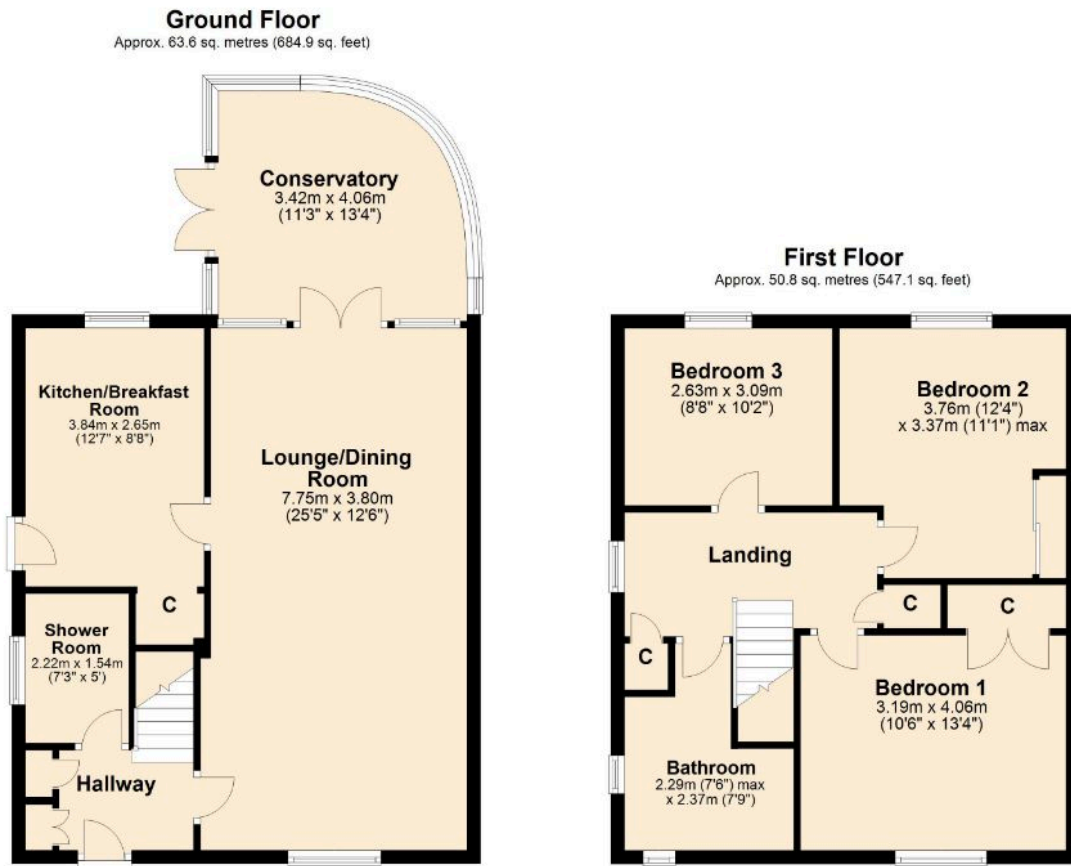
## DRAFT DETAILS

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. 114.5 sq. metres (1232.0 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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