



**14 Cumbrae Drive, Great Billing, Northampton, NN3 9HD**  
**Guide Price £415,000 Freehold**

OPEN DAY, 6th July. Please call to for more information. Jackson Grundy are delighted to be the chosen agent to bring to the market this rarely available and excellently preserved four bedroom detached property with double garage situated in the ever popular village of Great Billing. The property comprises of entrance hallway, WC, lounge, dining room, kitchen, utility room, large L shaped conservatory. To first floor is four bedrooms with bedroom one benefitting from en-suite shower room. The rear has a well proportioned garden with two patio areas and the front has off road parking leading to a double garage. This property is located in a quiet cul-de-sac and would make an excellent family home. Call today and arrange your internal inspection. EPC: C. Council Tax: E.

**Well Presented | Tastefully Decorated | Spacious Conservatory to Rear | En-suite to Bedroom One | Double Garage | Quiet Cul-de-Sac**

modern marketing · traditional values

### ENTRANCE

Enter via uPVC double glazed door with obscure glass. Radiator. Staircase to first floor landing. Dado rail. Electric fuse box.

### WC

Obscure uPVC double glazed window to front elevation. Radiator. Low level WC. Pedestal sink with mixer tap. Tiled splash backs. Alarm panel.

### LOUNGE 3.28m x 4.95m (10'9 x 16'3)

uPVC double glazed box bay window to front elevation. uPVC double glazed window to side elevation. Two radiators. Two built in book cases. Gas fire place with marble surround. Coving. Dado rail.

### DINING ROOM 4.39m x 2.74m (14'5 x 9'0)

Double glazed sliding door to rear elevation. Radiator. Dado rail. Coving.

### KITCHEN 2.44m x 3.23m (8'0 x 10'7)

Double glazed timber framed window to rear elevation. Radiator. Wall and base mounted units with roll work top surfaces. Stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor over. Double electric oven. Space for white goods. Tiled splash backs.

### UTILITY 2.49m x 1.57m (8'2 x 5'2)

Double glazed timber framed door to rear. Base and wall mounted units with roll top work surfaces. Tiled splash blacks.

### CONSERVATORY 4.09m x 8.08m (13'5 x 26'6)

Of brick and uPVC construction. uPVC double glazed windows and double glazed French door leading to garden. Two radiators. Door to double garage. Tiled floor. Wall lights.

### FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Loft hatch. Doors to rooms. Airing cupboard with combination boiler.

### BEDROOM ONE 4.39m x 2.79m (14'5 x 9'2)

uPVC double glazed window to rear elevation. Radiator. Double mirror fronted wardrobe.

### EN-SUITE

Obscure uPVC double glazed window to rear. Low level WC. Pedestal sink with mixer tap. Shower cubicle. Heated towel rail. Extractor fan.

### BEDROOM TWO 3.40m x 2.90m (11'2 x 9'6)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 2.49m x 2.18m (8'2 x 7'2)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 3.40m x 1.96m (11'2 x 6'5)

uPVC double glazed window to side elevation. Radiator. Half wall wood panelling.

### BATHROOM 2.49m x 1.73m (8'2 x 5'8)

Obscure uPVC double glazed to rear elevation. Low level WC. Pedestal sink with mixer tap. Panelled bath with mixer tap and shower attachment. Heated towel rail. Tiled splash back to half wall. Extractor fan.

### OUTSIDE

#### FRONT GARDEN

Tarmac drive leading to double garage. Block paved path leading to front door.

#### DOUBLE GARAGE

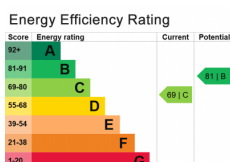
Two up and over doors. Door to garden and conservatory pitched roof. Water tap. Power and light.

#### REAR GARDEN

Patio area. Small retaining wall with steps leading to lawn area. Shrub borders. Rear patio area. Two sheds. Pergola to rear of garage.

#### DRAFT DETAILS

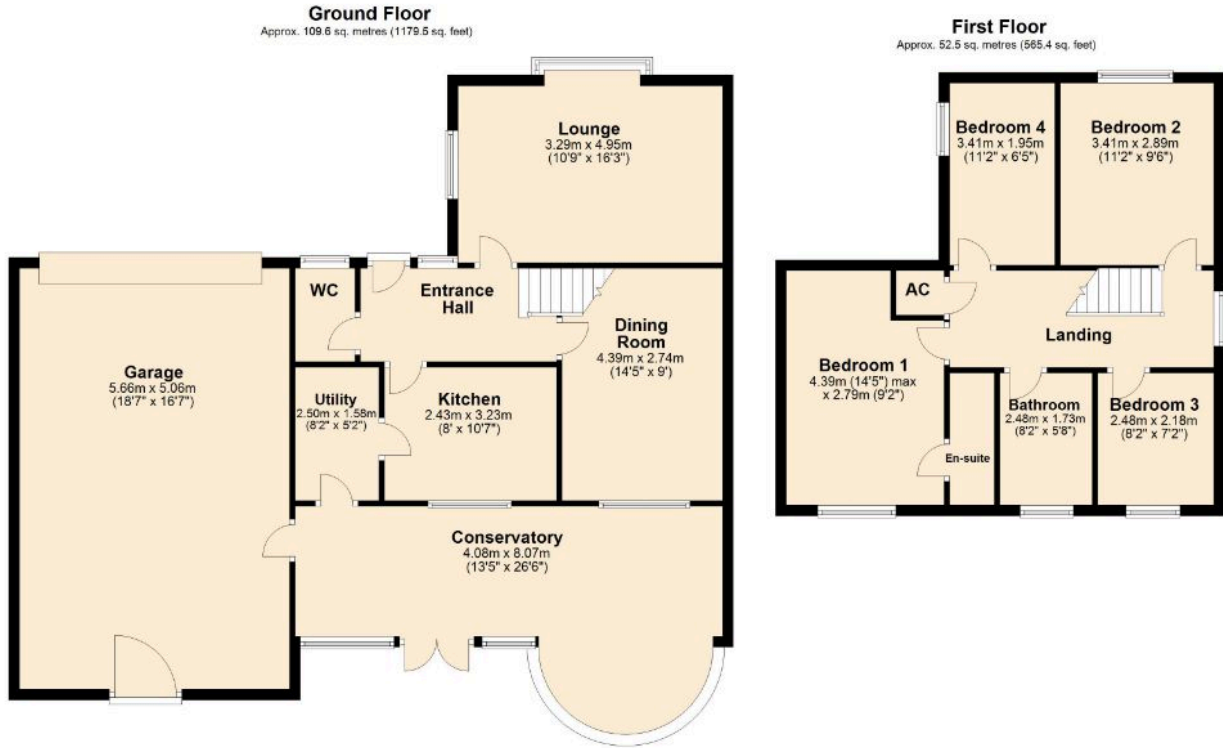
At the time of print, these particulars are awaiting approval from the Vendor(s).



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. 162.1 sq. metres (1744.9 sq. feet)



## 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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