



10 Pear Tree Close, Little Billing, Northampton, NN3 9TH
£350,000 Freehold

Located on a peaceful cul de sac within the popular Little Billing area is this four bedroom detached family home boasting two reception rooms, downstairs WC, en-suite to master, mature gardens, off road parking and garage. Further benefits include gas central heating and uPVC double glazing. In brief the accommodation comprises, porch, hallway, WC, lounge, conservatory, dining room, kitchen and utility. First floor landing, bedroom one with en-suite, three additional bedrooms and a family bathroom. Outside to the front it a lawned garden with bedded plants and shrub borders. To the side of the property is a driveway and single garage. The rear garden is mainly laid to lawn with patio area, pond, barbeque area, vegetable patch and an abundance of plants, shrubs and fruit trees including apple, pear and plum trees. Contact Jackson Grundy now to arrange your viewing of this fantastic family home. EPC Rating: C. Council Tax Band: E

Peaceful Cul-De-Sac | Popular Location | Four Bedroom Family Home | En-Suite | Mature Gardens | Off Road Parking & Garage

modern marketing · traditional values

PORCH

uPVC double glazed entrance door. Wood effect uPVC double glazed windows to front and side elevations. Tiled floor. uPVC double glazed French doors to:

HALLWAY

Staircase rising to first floor landing with cupboard under. Wood flooring. Radiator. Storage cupboard. Doors to:

LOUNGE 4.70m x 4.24m (15'5 x 13'11)

Wood effect uPVC double glazed window to front elevation. Radiator. Double glazed spotlights to conservatory. TV and telephone points.

CONSERVATORY 2.51m x 3.99m (8'3 x 13'1)

Wood effect uPVC double glazed windows to rear and side elevations. Tiled flooring. Wood effect French doors to rear garden.

DINING ROOM 2.79m x 3.43m (9'2 x 11'3)

Wood effect uPVC double glazed window to front elevation. Radiator. TV point. Wood flooring.

KITCHEN 3.73m x 2.69m (12'3 x 8'10)

Wood effect uPVC double glazed windows to rear and side elevations. Radiator. Fitted with a range of wall and base units with work surfaces over. Sink and drainer with mixer tap over. Fitted oven and gas hob with extractor over. Fitted dishwasher. Tiling to splash back areas. Tiled floor. Doorway to:

UTILITY ROOM 2.11m x 2.69m (6'11 x 8'10)

Tiled floor Space for white goods. Wall mounted units. Door to garden.

WC

Wood effect uPVC double glazed window to side elevation. Two piece suite comprising low level WC and wall mounted wash hand basin. Wood flooring.

FIRST FLOOR LANDING

Wood effect uPVC double glazed window to front elevation. Access to loft space. Doors to:

BEDROOM ONE 2.72m x 4.55m (8'11 x 14'11)

Wood effect uPVC double glazed window to rear elevation. Radiator. TV point. Wood flooring. Door to:

EN-SUITE 2.11m x 1.70m (6'11 x 5'7)

Wood effect uPVC obscure double glazed window to rear elevation. Radiator. A three piece suite comprising walk in shower, pedestal wash hand basin and dual flush WC. Tiling to splash back areas. Tile effect vinyl flooring. Extractor fan.

BEDROOM TWO 3.05m x 3.63m (10'0 x 11'11)

Wood effect uPVC double glazed window to rear elevation. Radiator. Wood effect flooring. TV point.

BEDROOM THREE 1.91m x 3.43m (6'3 x 11'3)

Wood effect uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 1.88m x 3.25m (6'2 x 10'8)

Wood effect uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.46m x 1.70m (8'1 x 5'7)

Wood effect uPVC obscure double glazed window to side elevation. Radiator. Wood flooring. Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Extractor fan. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Laid to lawn with bedded plants and shrubs. Stepping stone path to front door. Driveway leading to single garage.

SINGLE GARAGE

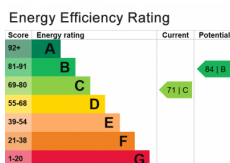
Up and over door. Light and power connected. Door to rear garden.

REAR GARDEN

Mainly laid to lawn with a variety of bedded plants, shrubs and trees including apple, plum trees, pond, barbeque area and vegetable patch. Shed. Door to garage. Outside tap. Enclosed by timber panelled fencing. Side access gate.

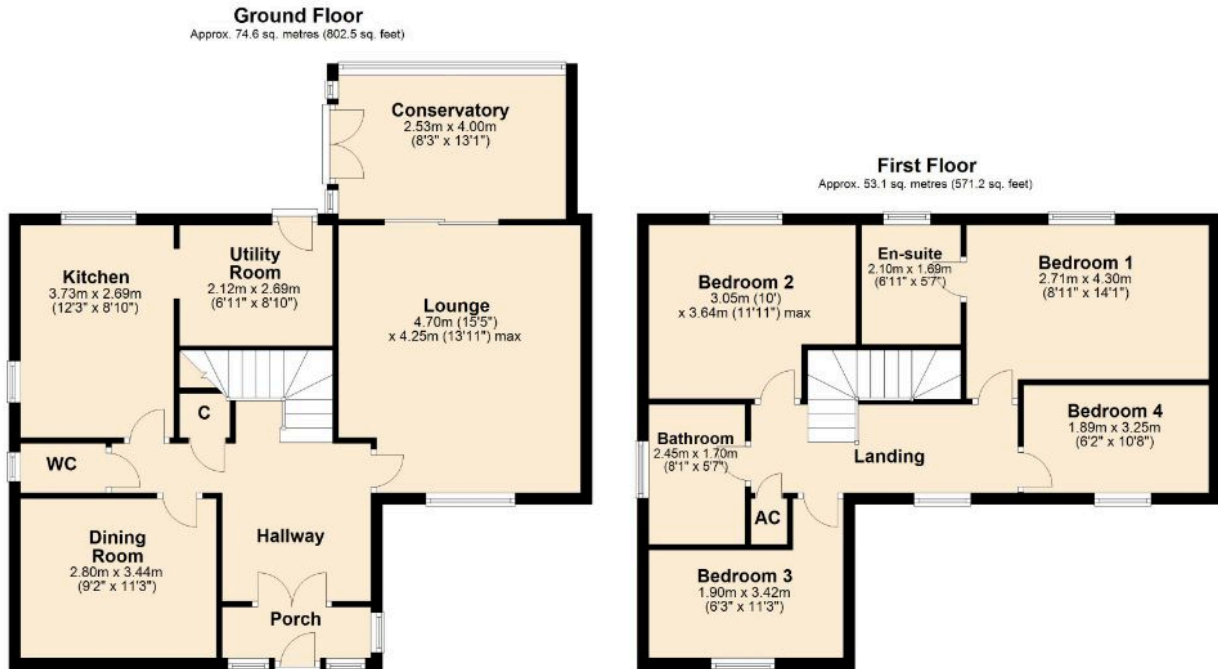
DRAFT DETAILS

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. 127.6 sq. metres (1373.7 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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