



31 Russet Drive, Little Billing, Northampton, NN3 9TF
£460,000 Freehold

Jackson Grundy are delighted to bring to the market a rarely available and excellently presented family home with double garage. The accommodation comprises entrance hall, playroom/study, lounge leading to conservatory with warm roof with Velux windows, dining room, WC and kitchen/breakfast room. To the first floor are four bedrooms, en-suite to bedroom one and a family bathroom. The rear has a split level garden with home office and the front and off road parking for four cars leading to a double garage with electric roller doors. The property is close to local amenities and would make an excellent family home. Please call to arrange an internal inspection. No onward chain. EPC Rating: C. Council Tax Band: E

No Chain | Excellently Presented | Extended | Refitted En-Suite & Bathroom | Refitted Kitchen | Double Garage

modern marketing · traditional values

HALLWAY

Composite double glazed entrance door. Tiled floor. Radiator. Staircase rising to first floor landing. Storage under stairs. Spotlights.

PLAYROOM/STUDY 1.98m x 5.84m (6'6 x 19'2)

uPVC double glazed windows to front and rear elevations with shutter blinds. Dado rail. Coving. Extractor.

LOUNGE 4.67m x 3.96m (15'4 x 13') Max

uPVC double glazed French doors to conservatory. Tiled floor. Radiator. Coving. Media wall.

CONSERVATORY 2.84m x 2.64m (9'4 x 8'8)

Brick built with uPVC double glazed windows and door to side elevation. Warm roof. Radiator. Tiled floor.

WC

Frosted uPVC double glazed window to side elevation. Suite comprising low level WC and wall mounted wash hand basin. Tiled floor. Tiling to half height. Spotlight.

DINING ROOM 2.77m x 3.43m (9'1 x 11'3)

uPVC double glazed window to front elevation. Radiator. Shutter blinds.

KITCHEN 3.66m x 5.18m (12'0 x 17'0) Max

uPVC double glazed dual aspect windows. uPVC double glazed door to rear elevation. Wall and base units. Quartz work surfaces. Spotlights in plinth. Stainless steel sink and drainer. Built in dishwasher. Space for freestanding Range style cooker. Extractor over. Spotlights. Space for white goods.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Spotlights. Access to loft space. Airing cupboard housing hot water tank.

BEDROOM ONE 3.56m x 3.02m (11'8 x 9'11)

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

EN-SUITE 2.08m x 1.70m (6'10 x 5'7)

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, sink with drawer under and shower with glass screen. Tiling floor to ceiling. Extractor fan.

BEDROOM TWO 3.02m x 3.02m (9'11 x 9'11)

uPVC double glazed window to rear elevation. Radiator. Built in cupboard.

BEDROOM THREE 2.87m x 3.45m (9'5 x 11'4)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 1.96m x 2.69m (6'5 x 8'10)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.44m x 1.83m (8'0 x 6'0)

Frosted uPVC double glazed window to side elevation. Suite comprising low level WC, wash hand basin with cupboard under with bath with fountain tap. Spotlights. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Block paved driveway leading to double garage.

DOUBLE GARAGE 5.23m x 5.28m (17'2 x 17'4)

Brick built double garage with two electric roller doors. Power and light. Pitched roof.

REAR GARDEN

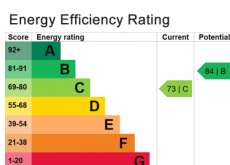
Patio area. Steps leading to rear. Covered side patio. Rear patio. Gated access to lawn.

OFFICE

Composite door with frosted glass. Two uPVC double glazed windows to front elevation.

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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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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