

5 Cottage Gardens

Great Billing, Northampton, NN3 9YW

£800,000 Freehold



Peacefully positioned at the end of this highly sought after cul-de-sac within Great Billing is this truly fantastic and large family home spanning over 3000 square feet. The impressive property boasts five reception rooms, expansive high spec kitchen with Neff and Samsung fitted appliances and large pantry, enviable conservatory with automatic awning, generous plot with mature and manicured gardens perfect for entertaining, off road parking and double garage. Further benefits including gas central heating, uPVC double glazing and water filtration system to name a few.

In brief the accommodation comprises, entrance porch, hallway, WC, study, living room, dining room, conservatory, family room, kitchen breakfast room, pantry and utility.

Galleried landing, bedroom one with en-suite, three further double bedrooms and a family bathroom.

Outside to the front is a lawned garden with mature apple and plum tree and a block paved driveway providing ample off road parking leading toward a double garage. The rear garden wraps around the property complete with large lawned and paved patio areas, mature bedded plants, shrubs, fruit trees and sunken barbeque area with summerhouse.

Contact Jackson Grundy – The Village Agency, to arrange your viewing of this impeccable home.

EPC Rating: TBC. Council Tax Band: G



ENTRANCE PORCH

Entrance gained via wood effect uPVC obscure double glazed door. Wood effect uPVC double glazed windows to side elevations. Radiator. uPVC double glazed windows and door to:

HALLWAY

Coving to ceiling. Staircase rising to first floor landing. Cloaks cupboard. Tiled floor. Radiator. Glazed doors and panelled doors to all rooms.

CLOAKROOM/WC

Wood effect uPVC obscure double glazed window to front elevation. Heated towel rail. Two piece suite comprising WC and wall mounted wash hand basin with mixer tap over and storage cupboard under. Tiled floor. Dado rail with wood panelling below. Coving to ceiling.

LIVING ROOM 7.67m x 3.95m (25'2 x 13'0)

Wood effect uPVC double glazed windows to front and side elevations. Radiator. Coving to ceiling. tiled floor. Recessed spotlights. Television and telephone points. uPVC double glazed double doors to:

CONSERVATORY 1.00m x 2.53m (3.29 x 8.29)

Of wood effect uPVC construction with double glazed windows and doors to rear and side elevations and electronically operated awning over. Radiator. Two climate control air conditioning units. uPVC double glazed doors to dining room and kitchen.

DINING ROOM 1.25m x 1.34m (4.10 x 4.39)

Radiator. Recessed spotlights. Glazed door to hallway.

STUDY 3.19m x 2.69m (10'6 x 8'10)

Wood effect uPVC double glazed window to front elevation. Radiator. Coving. Cupboards. Tiled floor.

FAMILY ROOM 4.36m x 3.73m (14'4 x 12'3)

Coving to ceiling. Recessed spotlights. Tiled floor. Base units with granite work surfaces over. Television point. uPVC double glazed door to:

KITCHEN/BREAKFAST ROOM 3.05m x 9.23m (10'0 x 30'3)

Wood effect uPVC double glazed windows to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with granite work surfaces over. Recessed spotlights. Tiled floor. One and a half bowl under mount stainless steel sink with mixer tap over. Neff five ring gas hob, extractor over, Neff fridge, Neff steam oven, Neff food warming drawer, Neff microwave oven, Neff double oven, Neff dishwasher and Samsung coffee machine. Full climate control air conditioning units. Tiled laminate flooring. Wood effect double glazed doors to rear garden. Door to pantry and utility.

PANTRY 2.25m x 2.49m (7'5 x 8'2)

Recessed spotlights. Space for white goods. Shelving units. Tiled laminate flooring.

UTILITY ROOM 2.27m x 2.35m (7'5 x 7'9)

Wood effect uPVC double glazed door to side elevation. A range of wall and base units with granite work surfaces over. Single bowl stainless steel sink with mixer tap over. Space and plumbing for white goods. Recessed spotlights. Door to double garage.

FIRST FLOOR LANDING

Wood effect uPVC double glazed window to front elevation. Radiator. Coving to ceiling. Access to loft space. Galleried landing.

BEDROOM ONE 4.25m x 3.96m (13'11 x 13'0)

Wood effect uPVC double glazed window to rear elevation. Radiator. Coving to ceiling. Fitted wardrobes. Door to:

EN-SUITE 3.19m x 2.0m (10'6 x 6'7)

Wood effect uPVC obscure double glazed window to rear elevation. Heated towel rail. Four piece suite comprising corner bath with mixer tap over, shower, low level WC and wall mounted wash hand basin with mixer tap over and storage cupboard below. Recessed spotlights. Tiling to splash back areas.

BEDROOM TWO 4.35m x 3.75m (14'3 x 12'4)

Wood effect uPVC double glazed window to rear elevation. Radiator. Coving to ceiling.

BEDROOM THREE 2.88m x 4.56m (9'5 x 15'0)

Wood effect uPVC double glazed window to front elevation. Radiator. Coving to ceiling. Fitted wardrobes.

BEDROOM FOUR 3.39m x 3.94m (11'1 x 12'11)

Wood effect uPVC double glazed window to front elevation. Radiator. Coving to ceiling. Fitted wardrobes.

BATHROOM 3.32m x 2.10m (10'11 x 6'11)

Wood effect uPVC obscure double glazed window to rear elevation. Heated towel rail. Coving to ceiling. Four piece suite comprising double shower, low level WC, bath and pedestal wash hand basin. Tiling to splash back areas. Coving to ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with mature apple and plum trees. Bedded shrubs. Block paved driveway providing ample off road parking and leading toward a double garage. Side access gates.

DOUBLE GARAGE

Two electric up and over doors. Light and power connected. Worcester boiler. Water filtration unit. Door to utility.

REAR GARDEN

Southerly facing garden, mainly laid to lawn with an array of mature bedded shrubs, plants and trees including apple and pear trees. Paved patio area with steps down to enclosed BBQ area and summerhouse with light and power connected. All enclosed by a mixture of brick wall and timber panelled fencing. Outside tap.

DRAFT DETAILS

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





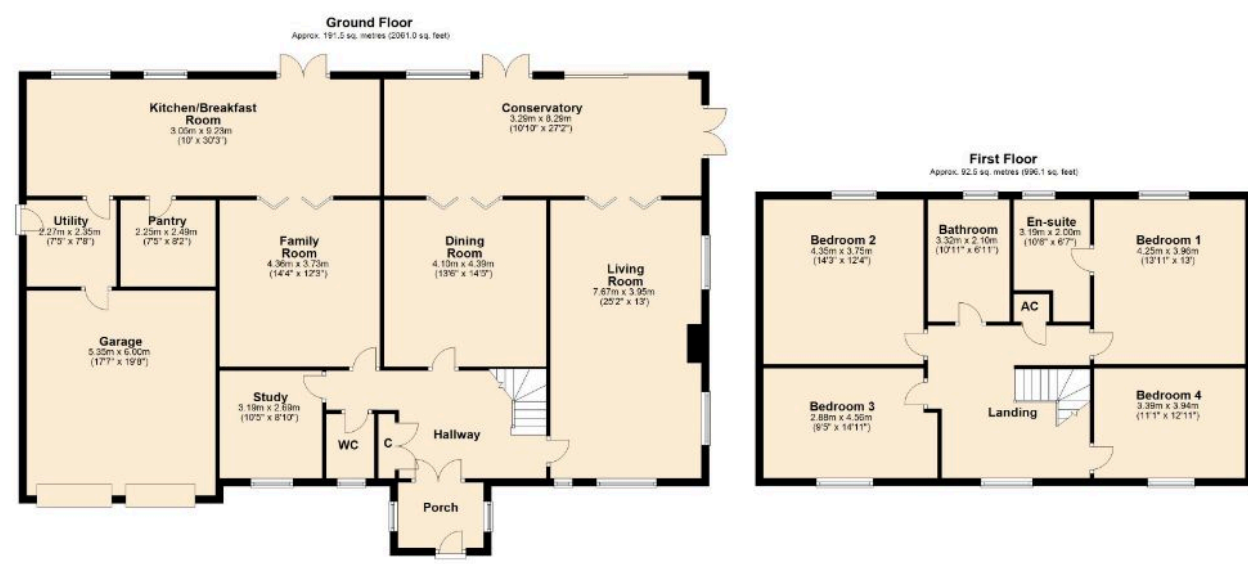
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Local Area Information

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(45-48)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Awaiting EPC



Total area: approx. 284.0 sq. metres (3057.1 sq. feet)

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.