

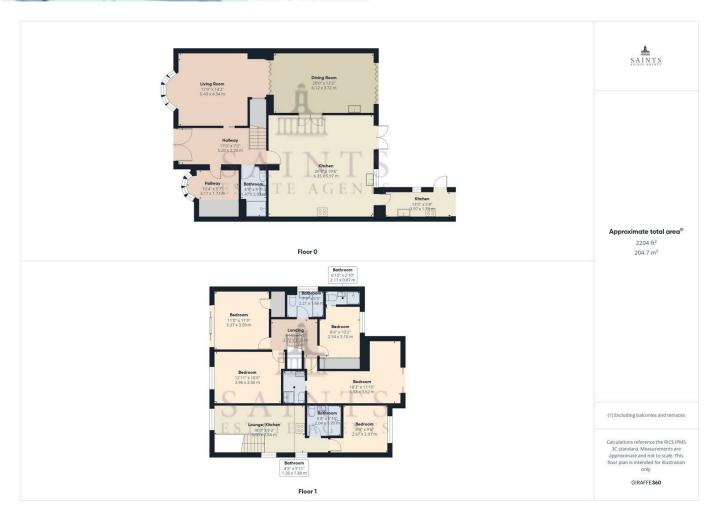
## Directions

## Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

## **EPC Rating**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
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# 26 Home Farm Close, Little Billing, Northampton, NN3 9AS

## £725,000

- Whole-Home Underfloor Heating
- Multiple Living Space
- Designer Kitchen
- Sought After

- Premium Finishes
- Self Contained Annex
- Quiet Area
- MUST BE VIEWED

# 26 Home Farm Close, Northampton NN3 9AS

Exclusive Off-Market Opportunity - Luxury Family Home with Income-Generating Anne

Available only through Saints Estate Agents – this exceptional property is not listed on the open market and will not be made publicly available. A rare opportunity to acquire a bespoke, high-spec family home finished to an exceptional standard throughout, featuring luxury materials, modern conveniences, and a self-contained annex offering rental income potential.

Main House Highlights:

 $Whole-Home\ Underfloor\ Heating: Enjoy\ year-round\ comfort\ with\ full\ underfloor\ heating\ and\ individual\ zone\ control\ panels\ in\ every\ room.$ 

Premium Finishes: Specially imported porcelain tiles, all-new doors and windows throughout, delivering an elegant and energy-efficient interior.

Designer Kitchen & Dining Experience:









Council Tax Band: D







#### Hallway

Marble flooring, doors leading to rooms, stairs going up to first floor landing.

## **Downstairs Bathroom**

Low level WC, marbled throughout, sink with mixer taps, shower.

## **Living Room**

Double glazed window to front, double glazed door leading into dining room, display fireplace, marbled flooring.

## **Dining Room**

Double glazed door to rear leading to garden, large dining table, marbled flooring, lots of storage.

#### Kitchen

Double glazed window to rear, double glazed door to rear, work surfaces throughout, gas cooker, built in sink with mixer tap, door leading to utility room.

## **Utility Room**

Worksurfaces, built in sink with mixer tap, gas cooker, washing machine.

## First Floor Landing

Laminate flooring, doors leading to all rooms.

## **Upstairs Bathroom**

Low level WC, sink with mixer taps, bath with shower head, marbled.

#### Bedroom 1

Laminate wooden flooring, double glazed door to rear leading to balcony,

### Bedroom 2

Laminate flooring, double glazed window to side, ensuite.

## Ensuite (Bedroom 2)

Low level WC, sink with mixer taps, shower.

## Bedroom 3

Double glazed window to front, laminate flooring,

#### Redroom 4

Double glazed window to front, laminate flooring,

## Bedroom 5

Double glazed window to rear, laminate flooring, door leading to ensuite.

## **Ensuite (Bedroom 5)**

Low level WC, sink with mixer tap, shower.