



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) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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 Annex

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:

 5

 3

 2



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,

Bedroom 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.