



Billing Road East
Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Billing Road East Northampton, NN3 3LL

TOTAL AREA: APPROX. 219.83 SQ. METRES (2366.2 SQ. FEET)

SET DOWN A PRIVATE LANE OFF THE EVER POPULAR BILLING ROAD EAST IS THIS IMPECCABLE AND LARGE DETACHED BUNGALOW WHICH WAS CONSTRUCTED IN 2007. AT THE END OF SAID LANE ARE ELECTRIC DOUBLE GATES THAT OPEN A GENEROUS DRIVEWAY PROVIDING MORE THAN AMPLE OFF ROAD PARKING WHICH LEADS TOWARDS A DOUBLE GARAGE.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DRAWING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- PRINCIPAL BEDROOM (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - DOUBLE GARAGE
 - KITCHENETTE
 - REAR GARDEN
-

£775,000 Freehold





THE PROPERTY

Under a storm porch is the front door, beyond which is a spacious entrance hall. Glazed double doors lead to the square sitting room with bay window and glazed double doors to the spectacularly large drawing room with fireplace, large windows and doors out to the garden. Across the hall is the modern kitchen / breakfast room, fitted with Neff appliances, central island and quartz worktops. Leading off the kitchen is the utility room, again with modern units, quartz work tops and fitted microwave.

At the end of the long hallway is the principal bedroom suite which has a fantastically size bedroom, large walk in wardrobe and a four piece en-suite including a square bath. Bedroom two is another large bedroom with its own en-suite, bedroom three is a generous double room which has access to the WC off the hall.



The rear garden is mainly laid to lawn and wraps around the bungalow, there is a large patio area leading from the drawing room and a paved / gravelled courtyard leading from the kitchen / utility. Behind the double garage is a kitchenette with fitted base units, sink, oven and space for further white goods.

EPC Rating TBC. Council Tax Band G.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Yes
EV Charging	None
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Abington Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and 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, the A45 and A43 ring roads are right on Northampton's doorstep together with three junctions of the M1 (15, 15a & 16).

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 219.83 SQ. METRES (2366.2 SQ. FEET)





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