



Billing Road East
Abington, Northampton

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



Billing Road East

Abington, Northampton, NN3 3LG

TOTAL AREA: APPROX. 190.2 SQ. METRES (2047.6 SQ. FEET)

SET IN ONE OF NORTHAMPTON'S MOST SOUGHT AFTER LOCATIONS, JUST A SHORT WALK FROM ABINGTON PARK AND NORTHAMPTON SCHOOL FOR BOYS. THIS IMPRESSIVE FIVE BEDROOM DETACHED HOME, BUILT AROUND THE 1930'S, OFFERS A PERFECT BALANCE OF CHARACTER AND CONTEMPORARY LIVING, SYMPATHETICALLY EXTENDED BY THE CURRENT OWNERS.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM WC
- SNUG
- SITTING ROOM
- KITCHEN / DINING ROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN
- WORKSHOP / GARDEN OFFICE

FIRST FLOOR

- LANDING
- BEDROOM ONE & ENSUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE & ENSUITE
- BATHROOM

£640,000 Freehold





THE PROPERTY

Set in one of Northampton's most sought after locations, just a short walk from Abington Park and Northampton School for Boys. This impressive five bedroom detached home, built around the 1930s, offers a perfect balance of character and contemporary living, sympathetically extended by the current owners.

The ground floor is arranged around three main living spaces. A bright, dual aspect living room with wooden flooring and a log-burning stove creates a cosy yet elegant feel. Across the hall, the snug, currently used as a music room, features a large bay window and continued wooden flooring. To the rear, the extended kitchen dining family room is the heart of the home, complete with integrated appliances, a glass roof dining area with underfloor heating, and French doors opening onto the garden. A spiral staircase from here leads to the fifth bedroom with its own en-suite wet room. Beyond the kitchen is a utility room, cloakroom, and access to the garage.

Upstairs, the principal bedroom enjoys a bay window overlooking the front garden, fitted wardrobes, and a modern en-suite shower room. The second bedroom is a generous double with built-in storage, while bedrooms three and four are comfortable doubles. These are served by a contemporary family bathroom.

The property sits well back from the road behind a large lawned front garden with mature planting, trees, and a driveway for two cars. The rear garden offers privacy and space, featuring a paved terrace off the kitchen, a lawn with gravel path, and well-stocked borders. At the far end is a recently constructed outbuilding with a log-burning stove-perfect as a workshop, home office, gym, or playroom-alongside an additional shed.

EPC Rating TBC. Council Tax Band E.



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	Detached
Age/Era	1930's
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
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	Parking, Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Abington is one of Northampton's most desirable residential areas, known for its tree-lined streets, period homes, and vibrant community feel. At its heart is Abington Park, the town's oldest and most popular green space, offering lakes, gardens, sports facilities, and a museum. The area boasts an excellent mix of independent shops, cafés, and restaurants, as well as easy access to the town centre and main transport links. Families are drawn to its highly regarded schools, while the blend of character properties and modern conveniences makes Abington a sought-after location for all ages.

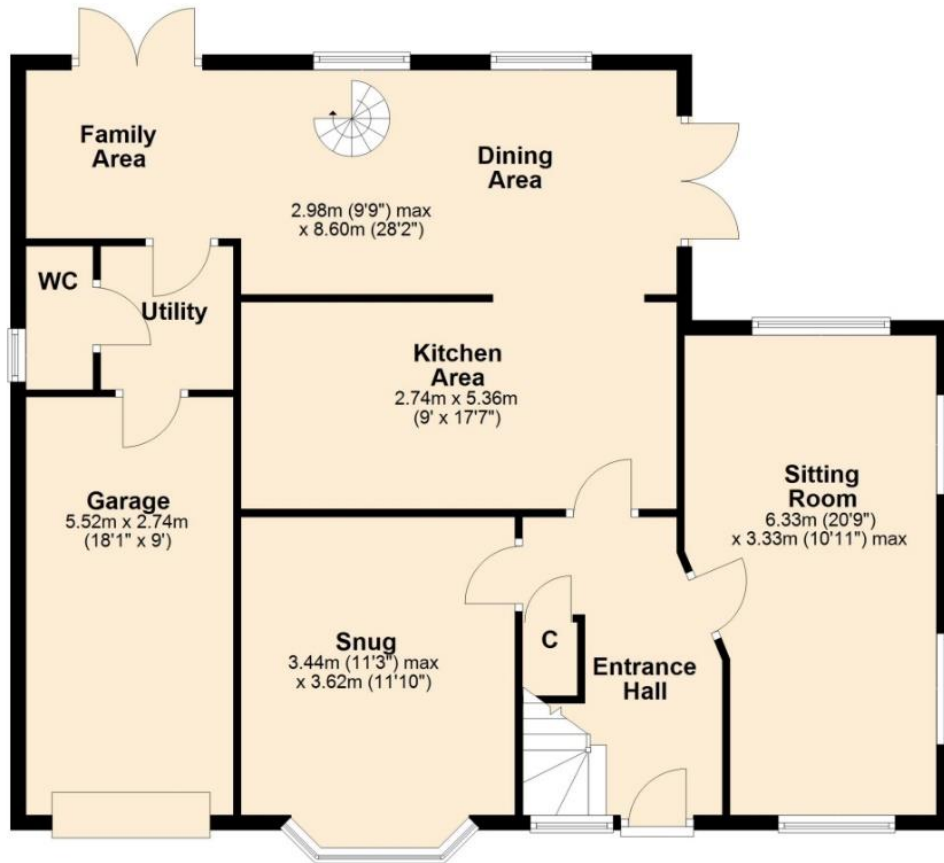
IMPORTANT NOTICE

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.

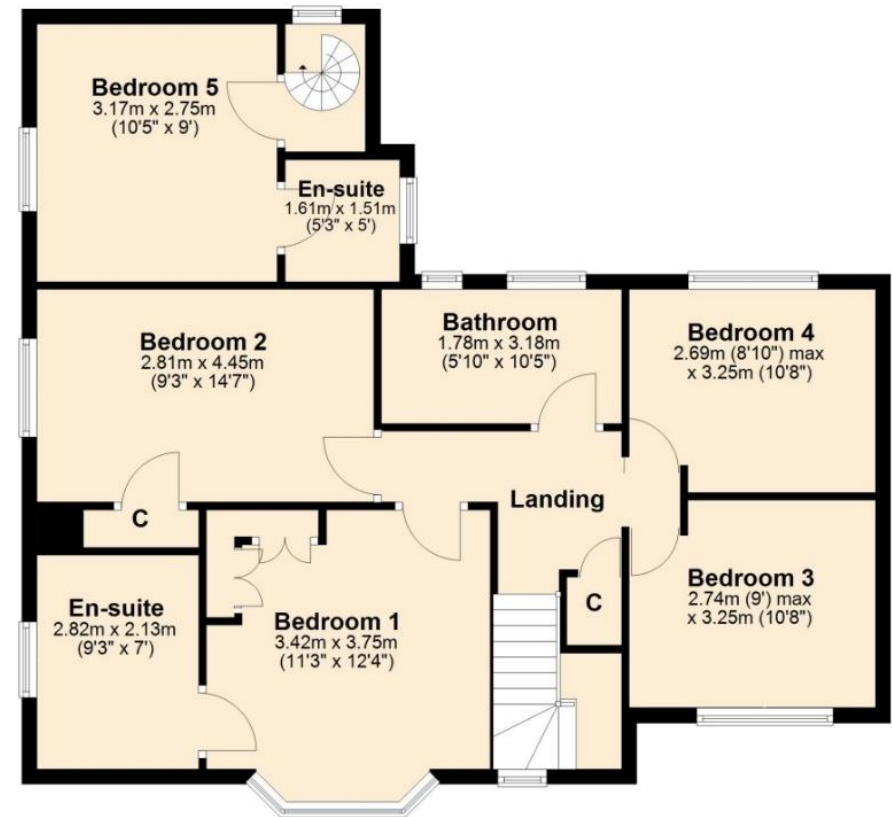
FLOORPLAN

TOTAL AREA: APPROX. 190.2 SQ. METRES (2047.6 SQ. FEET)

Ground Floor



First Floor





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