



Connells

Heron Island Crow Lane
Little Billing Northampton



Property Description

Connells Estate Agents are delighted to present this spacious two bedroom park home located in the sought after site of Billing Aquadrome with Northampton.

Accommodation comprises; entrance hall, spacious open plan living space with fitted kitchen, two generous sized bedrooms, en suite to master bedroom and bathroom.

Outside; off street parking as well as wrap around decking overlooking the lake.

Lounge

14' 10" x 19' 2" (4.52m x 5.84m)

Double glazed window to the front and rear aspect. Door to decked area. Air conditioning unit. Television point. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Space for under counter fridge and under counter freezer. Induction hob, oven and hood over. Double glazed window to the side aspect.

Bedroom One

10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed window to the side aspect. Television point. Wall mounted radiator.

En Suite

Shower cubicle, Vanity wash hand basin and low level WC. Extractor fan. Double glazed window to the side aspect.

Bedroom Two

14' 5" x 7' 3" (4.39m x 2.21m)

Double glazed window to the side aspect. Televising point. Wall mounted radiator.

Bathroom

Double glazed window to the side aspect. Low level WC. Sink and drainer unit.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: Exempt

Tenure:

view this property online [connells.co.uk/Property/NHT412261](https://www.connells.co.uk/Property/NHT412261)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT412261 - 0004