



Connells

Cottage Gardens
Great Billing Northampton

Cottage Gardens Great Billing Northampton NN3 9YW

for sale
£475,000



Property Description

This impressive property boasts a lovely-sized lounge that leads out to a spacious conservatory, providing a delightful space for relaxation and family gatherings. For those working from home, there's a dedicated study, ideal for creating a productive environment. The separate dining room offers an excellent space for entertaining guests.

The ground floor also features a convenient downstairs WC, a modern kitchen/diner equipped with essential appliances, and an adjacent utility room for added convenience.

On the first floor, you will find three generous bedrooms, complemented by a master bedroom complete with an en-suite bathroom. An additional family bathroom serves the other bedrooms, ensuring ample facilities for everyone.

Outside, this property continues to impress with a detached double garage and a driveway providing ample parking space. The private rear and side gardens are of good size and are perfect for family activities or simply enjoying the wildlife views.

Entrance Hall

Double glazed door to the front aspect. Wall mounted radiator.

Study

6' 9" x 7' 5" (2.06m x 2.26m)

Double glazed window to the front aspect. Wall mounted radiator.

Cloakroom

Low level WC and wash hand basin. Wall mounted radiator.

Lounge

18' 5" x 11' 4" (5.61m x 3.45m)

Double glazed french doors to the rear aspect leading to the conservatory. Gas fireplace. Wall mounted radiator. TV point.

Dining Room

Double glazed window to the rear aspect. Wall mounted radiator.

Kitchen / Diner

7' 8" x 17' 8" (2.34m x 5.38m)

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated dishwasher. Electric hob with hood over. Double glazed door to the side aspect. Double glazed window to the rear aspect.

Utility Room

7' 8" x 5' 4" (2.34m x 1.63m)

Double glazed window to the front aspect. Wall mounted radiator. Space for white goods. Sink and drainer unit, Wall and base units. Boiler.

Landing

Double glazed arched window to the front aspect. Access to loft space. Wall mounted radiator. Storage cupboard housing hot water tank.

Bedroom One

14' 6" x 11' 4" (4.42m x 3.45m)

Double glazed window to the rear aspect. Wall mounted radiator.

En-Suite

Double glazed window the rear aspect. Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

Bedroom Two

8' 9" max x 12' 8" max (2.67m max x 3.86m max)

Double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Three

8' x 9' 7" (2.44m x 2.92m)

Double glazed window to the front aspect. Wall mounted radiator.

Bedroom Four

7' 10" x 11' 2" (2.39m x 3.40m)

Double glazed window to the front aspect. Wall mounted radiator.

Bathroom

Double glazed window to the front aspect. Bath with shower over, wash hand basin and low level WC. Towel rail.

Outside

Rear Garden

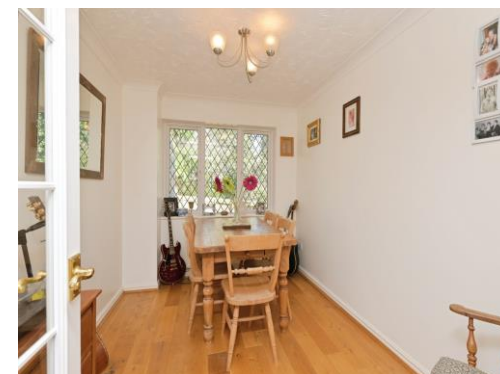
Laid to lawn. Decking area. Patio. Shed. Power. Gated side access.

Parking

Driveway providing parking for three vehicles.

Outbuildings

Double garage with up and over doors. Electrics.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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