



13 Glade Close, Little Billing, Northampton, NN3 9SN

HOWKINS &
HARRISON

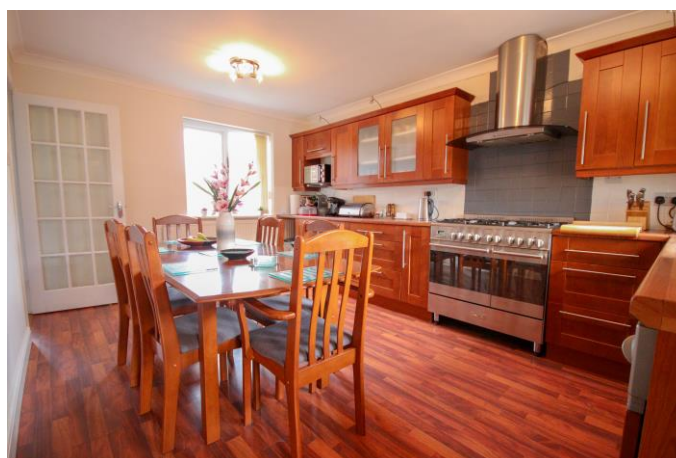
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Guide Price £323,000

An extended and well kept double fronted detached family home occupying a corner plot in a cul-de-sac position.

Features

- Extended detached family home
- Sitting room
- Family room
- Impressive kitchen/breakfast room
- Utility & cloakroom
- Four bedrooms
- Ensuite and bathroom
- Low maintenance south facing garden
- Larger than average garage with workshop area



Location

Situated in the popular residential area of Little Billing which lies to the East of Northampton Centre. There is a good range of local shopping and recreational facilities at Little Billing which is also home to Billing Aquadrome. More comprehensive services with an extensive range of shops, bars and restaurants may be found within the centre of Northampton, Transport links in the area include local bus services whilst the property lies within easy access to the A45 close to its junction with the A43.



Outside

The front garden is mainly lawned with a central pathway to the front door.

The rear garden enjoys a southerly aspect and is relatively low maintenance with a majority of the garden being paved with planted borders, a useful brick built garden store, gated pedestrian access and access to a larger than average garage with workshop area.



Ground Floor

The entrance hall has stairs that rise to the first floor accommodation, wood effect flooring that continues throughout the ground floor and a cloakroom with wash hand basin and WC. The sitting room features a modern contemporary fireplace and French doors into the family room which is positioned to the rear of the house enjoying a southerly aspect with sliding patio doors to the rear garden. An impressive kitchen/breakfast room has a range of contemporary shaker style cabinets, work effect working surfaces incorporating a sink unit, gas point and space for range style cooker, dishwasher, space for upstanding fridge/freezer, the utility room has matching cabinets and sink unit, plumbing for washing machine, wall mounted gas fired boiler and door the rear garden.

First Floor

The first floor boasts four bedrooms with an en-suite shower room to the master bedrooms as well a family bathroom.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

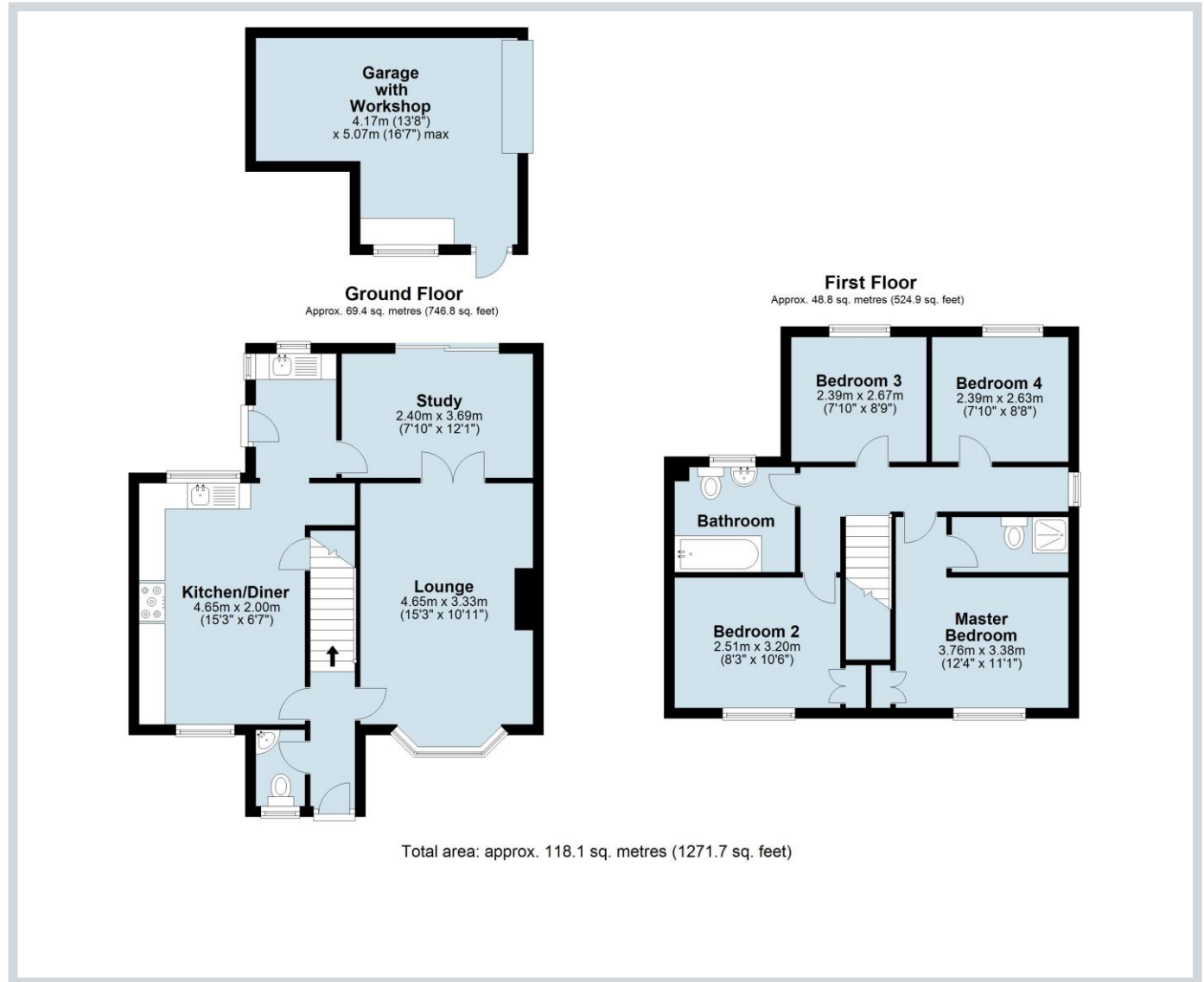
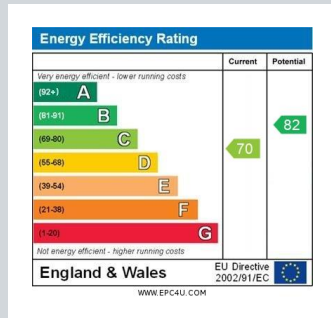
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Tel: 0300-1267000
Council Tax Band- C



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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