



9 Lady Winefrides Walk, Great Billing, Northampton, NN3 9EE

HOWKINS &  
HARRISON



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Guide Price £470,000

Individually built in the 1960's and subsequently extended during the 50 years of the current owners occupation, this four bedroom detached family home offers a wonderful opportunity to further extend, remodel and modernise whilst enjoying the private south facing rear garden and overall plot of 0.2 of an acre.

#### Features

- Established detached family home
- Lounge/dining room
- Family room
- Study/bedroom five
- Kitchen/breakfast room & utility
- Four bedrooms & bathroom
- South facing private rear garden
- Garage
- Opportunity to modernise





## Location

Off the Wellingborough Road, Great Billing is approached via the A4500 with easy access to the A45 dual carriageway for access to the M1 Junction 15, about four miles distant. London Euston can be reached from Northampton station in about one hour. Both Weston Favell Shopping Centre and the Riverside Retail Park are close by whilst the town centre is about three miles distant. In Great Billing Village there is a post office/shop, church, public house and primary school.

## Outside

Occupying an established and overall plot of 0.2 acres, the front garden is mainly lawned with a mature willow tree, other mature planting, driveway offering off road parking leading to a single garage, gated side access to the rear garden which enjoys a private south facing aspect, blocked paved patio, mainly lawned garden with an abundance of mature planting and trees, pond and summerhouse.



## Ground Floor

The accommodation is entered through a UPVC door into the hall where doors lead off to all principal rooms. The lounge/dining room is part divided by shelving and cupboards which can easily be opened up if desired, there is a feature stone built fireplace, open tread staircase which rises to the first floor accommodation and UPVC patio doors onto the rear garden, double doors lead into the kitchen/breakfast room where there is a range of cabinets, working surfaces incorporating a sink unit as well as a hob, oven, microwave, dishwasher and patio doors onto the garden. Just off the kitchen is a utility room with cupboard, sink unit and door to the side.

The inner hall and rooms off are an extension to the original construction and offer a shower/sauna room, study/bedroom 5 and a family room that has UPVC patio doors to the rear garden.

## First Floor

The first floor offers four bedrooms and a four piece bathroom suite.

## 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

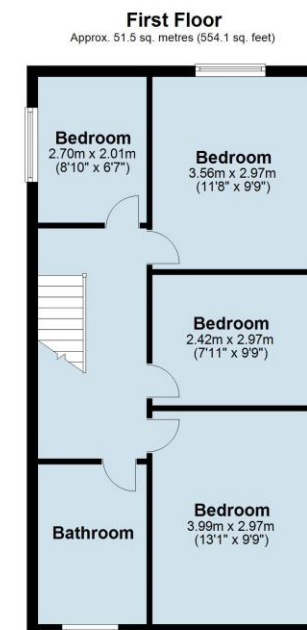
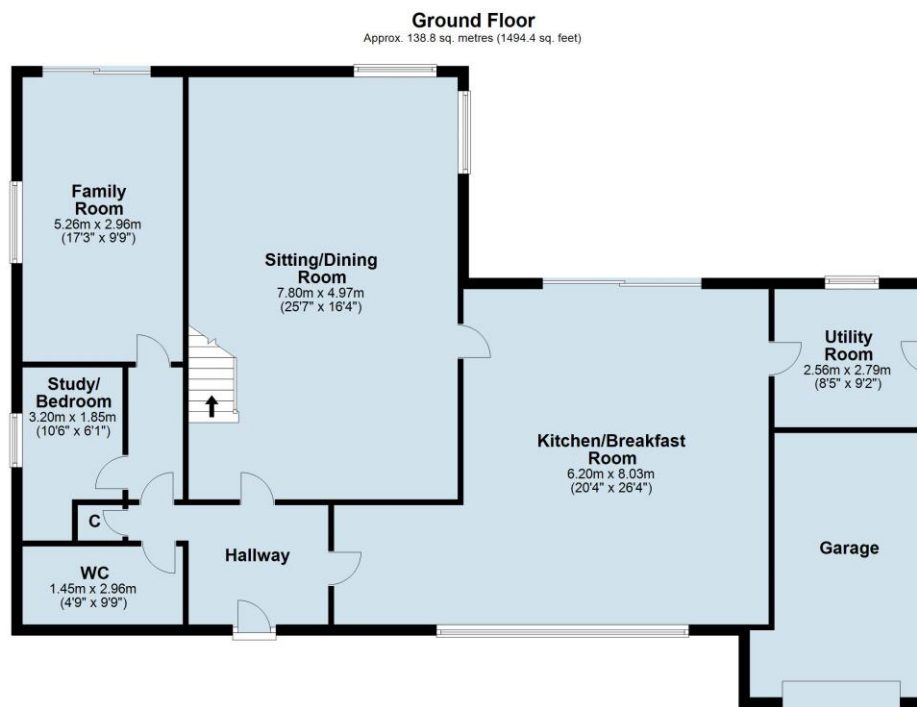
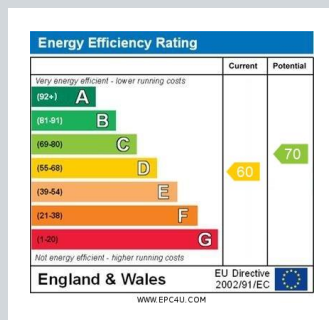
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- E



Total area: approx. 190.3 sq. metres (2048.5 sq. feet)

## Howkins & Harrison

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Twitter HowkinsLLP  
Instagram HowkinsLLP

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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