

GREENER **Country** HOUSES & COTTAGES



2-4 Cattle Hill, Great Billing, Northampton, NN3 9DU

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A well maintained and spacious four bedroomed detached period cottage situated on a quiet lane in the heart of Great Billing Village. The accommodation comprises; entrance hall, cloakroom/shower room, lounge with multi-fuel log burner, dining room and kitchen/breakfast room. To the first floor are four bedrooms and a family bathroom. Outside is a stone walled rear garden which is mainly laid to lawn and patio with stone outbuilding. The rear garden enjoys a sunny aspect and privacy.

Price £399,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via hardwood front door with obscure glass windows and windows to side. Exposed stone pillar, storage cupboard and doors to:-

CLOAKROOM/SHOWER ROOM

7'0 x 4'8
Comprises; WC, wash hand basin and corner shower cubicle with glass door and shower. The bathroom is fully tiled with a wall mounted chrome radiator and extractor.

DINING ROOM

15'6 x 12'6
uPVC double glazed leaded window to side, radiator, stairs to first floor and original beams.



LOUNGE

16'0 x 12'8
Two uPVC double glazed leaded window to front and side, radiator, stone fire place with stone hearth and surround and multi-fuel log burner.



KITCHEN

13'5 x 12'5
Fitted with a range of base and eye level units, roll top work surfaces and tiled splashback. Butler sink with chrome mixer tap and built-in appliances which include fridge, freezer and dishwasher. Plumbing for washing machine, Rangemaster style cooker with multiple ovens and gas rings and extractor. Tiled flooring, spotlights and uPVC double glazed leaded window to side and rear and uPVC double glazed barn style door to rear garden. Cupboard housing the wall mounted combination gas boiler and modern wall mounted radiator.



FIRST FLOOR

LANDING

Radiator, original beams and two large storage cupboards. Doors to:-



BEDROOM ONE

13'5 x 11'8
This lovely master bedroom has a vaulted ceiling with original beams, wood flooring, radiator and uPVC double glazed leaded windows to rear.



BEDROOM TWO

12'6 x 9'5
uPVC double glazed leaded window to front, radiator and original beams. Built-in wardrobe, storage cupboards and loft access with pull down ladder.



BEDROOM THREE

12'6 x 9'0
uPVC double glazed leaded window to front, original beams and double radiator.



BEDROOM FOUR

9'6 x 6'6
uPVC double glazed leaded window to front and radiator.

OUTSIDE

The landscaped rear garden is mainly laid to lawn and patio. Outside lighting, secure gated access from the lane and enclosed by stone walling. There is a large summer house measuring 8'9 x 8'9 with wooden structure and French doors. There is also a potting shed/Utility room measuring 8'2 x 5'6 with a range of base level units, work tops, power and lighting and uPVC double glazed window and door to garden. The vendors have purchased a second part of garden from their neighbour which is enclosed by stone walling and has a stone outbuilding and undercover seating area which is situated at the bottom of the garden. The outbuilding measures 12'8 x 7'6. The rear garden enjoys a sunny aspect and privacy.



SERVICES

Gas, water and electric connected.

COUNCIL TAX

West Northamptonshire Council - Band F

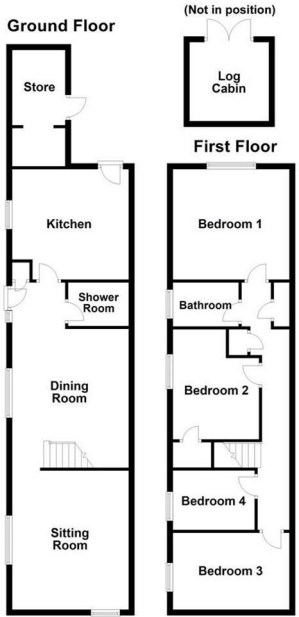
LOCAL AMENITIES

Great Billing Village is within easy access to local shopping facilities and road and rail links. Within the village there is the Church of England Church of St Andrew, a Roman Catholic Church and a Methodist Chapel. The village also contains the Elves Arms Public House and a Recreation Ground. The property is well placed for access to a number of Public Schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

HOW TO GET THERE

From Northampton town centre proceed in a North Easterly direction along the A4500 Wellingborough Road passing Abington Park. Continue through Weston Favell and carry on straight along this road passing Weston Favell shopping centre and through Billing Lings. Upon approaching the roundabout junction of Great Billing Way turn right in to Great Billing Village along Penfold Lane. Follow this road down the centre of the village onto the High Street where Cattle Hill can be found on your left hand side.

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Not to scale. For illustrative purposes only