



22 Codlin Close
Little Billing, Northampton

oriordanbond
SALES & LETTINGS



22 Codlin Close

Little Billing

NN3 9TG

£525,000

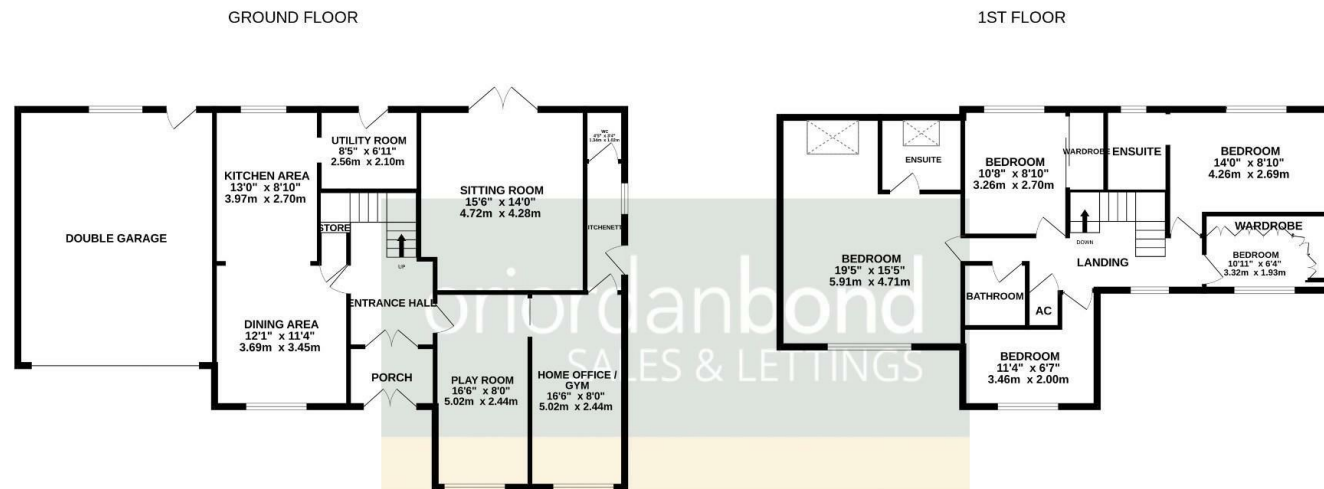
An extended, outstanding five bedroom detached family home which has been thoughtfully renovated by the current owners offering fantastic size living accommodation, ample off road parking and a double garage. The property is situated on a large corner plot in a quiet cul-de-sac location in Little Billing providing great transport links to the A45 and M1.

This substantial detached home comprises porch, entrance hall, sitting room with feature fireplace, re-fitted open plan kitchen/dining room with integrated appliances, utility room, further reception room used as a play room, home office/gym and a cloakroom/WC. To the first floor is an impressive galleried landing with access to a master bedroom with under floor heating and en-suite, guest bedroom with en-suite, two further double bedrooms, a single bedroom and a modern family bathroom. Outside are enclosed low maintenance gardens to the rear and side. To the front is a driveway providing ample off road parking with access to a double garage. Further benefits to this beautiful home include fully replaced windows, doors and gas central heating. (A/1870/M)

- Substantial extended five bedroom detached home
- Two en-suite bedrooms
- Four reception rooms
- Gas radiator heating
- Low maintenance gardens
- Ample off road parking and double garage



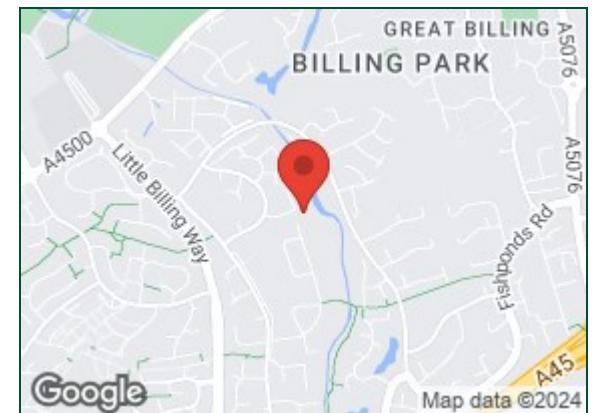




SQ FTG EXCLUDES GARAGE

TOTAL FLOOR AREA : 1870 sq.ft. (173.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Weston Favell Sales

01604 784007

westonfavell@oriordanbond.co.uk

