



# Station Road

Great Billing Village, Northampton

oriordanbond  
SALES & LETTINGS





## Station Road

Great Billing Village  
NN3 9DS

Price  
£350,000

**A 1930's three bedroom semi-detached family home situated in sought after Great Billing village. Offered to the market in fantastic condition and within close walking distance to local shops, pub and schools, the property is the perfect mix of character, charm and modern open plan family living.**

Accommodation comprises entrance hall, lounge with open fire, modern fitted kitchen open plan to a dining/family room with bi-folding doors to the garden, large utility room and cloakroom/WC. The first floor offers three great size bedrooms and a three-piece family bathroom. Externally there is a larger than average rear garden with raised decking area. To the front is a well maintained garden and ample off road parking with access to the detached single garage. Further benefits include uPVC double glazing and gas radiator heating via a combi boiler. (B/1346/L)

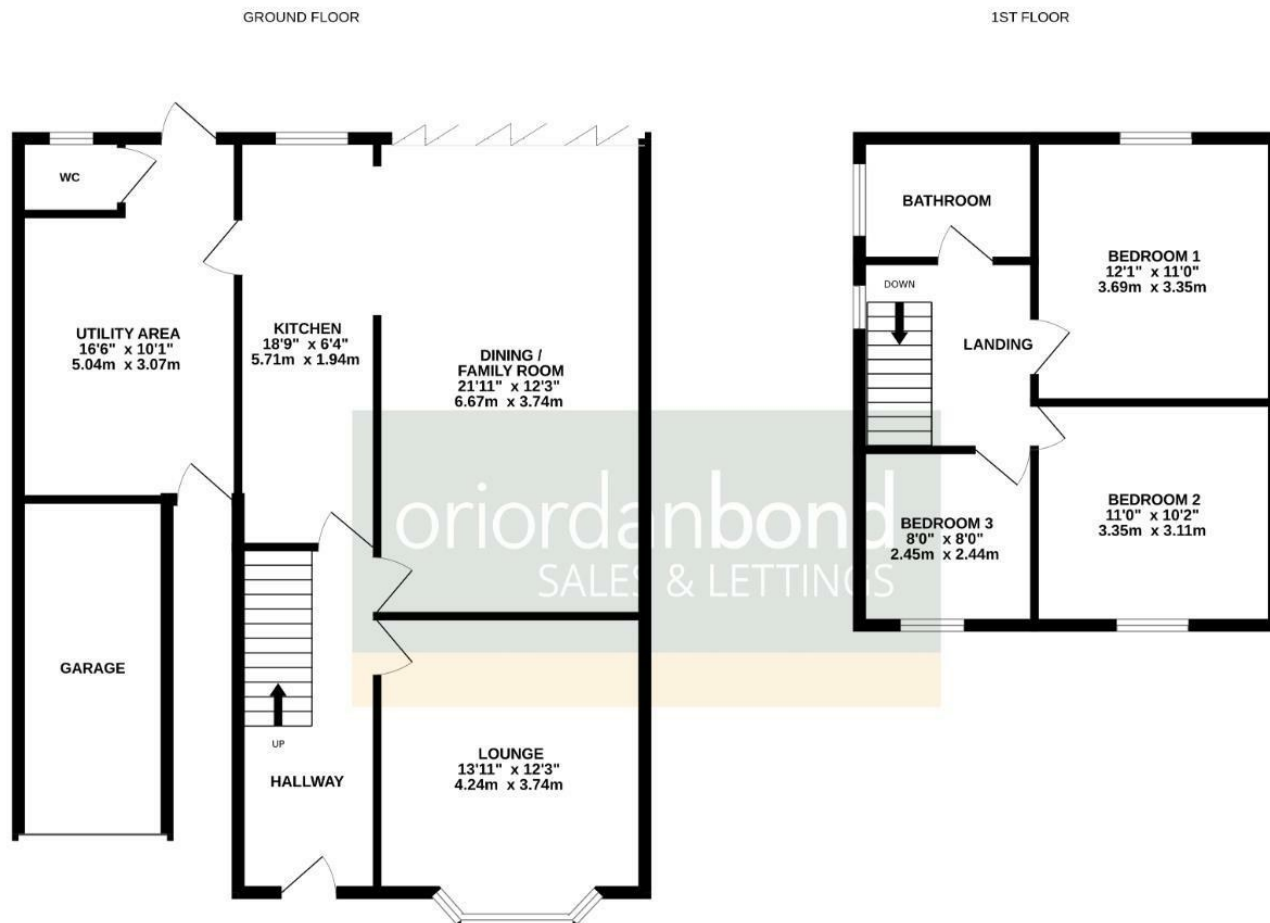
- Three bedroom semi-detached family home
- Two reception rooms
- Modern fitted kitchen
- Gas radiator heating
- Larger than average rear garden
- Driveway and detached garage





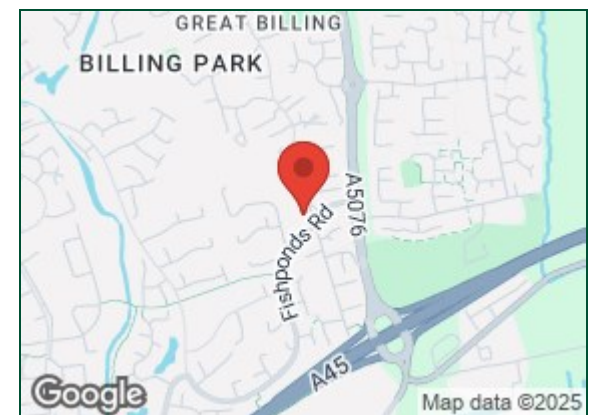






TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

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: C
- Energy Efficiency Rating: E

#### 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.

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