



**Church Lane**  
Little Billing, Northampton

**oriordanbond**  
SALES & LETTINGS

# Church Lane

Little Billing  
NN3 9AF

Guide Price  
£850,000

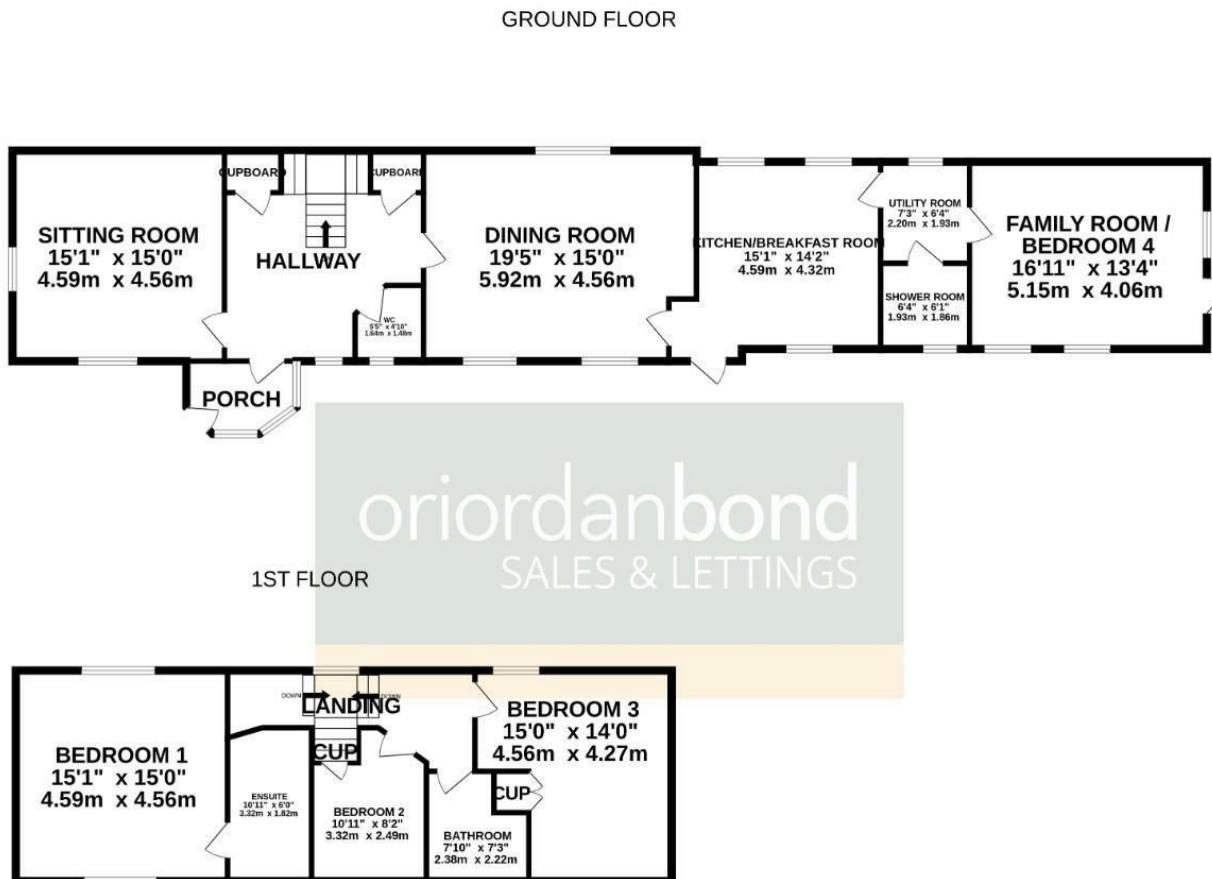
An outstanding detached three/four bedroom Grade II Listed home, situated within the heart of Little Billing village on just under 0.5 acre plot within walking distance to Northampton Academy School with outstanding Ofsted reports. Offering versatile living accommodation, modern stylish interior, stunning wrap around gardens and planning permission for a three bedroom detached dwelling if desired. The current owners have thoroughly improved this gorgeous thatched cottage.

The property comprises entrance hall with original parquet flooring, downstairs cloakroom/WC, lounge, large dining room, modern newly fitted kitchen/breakfast room with Quartz work surfaces and fully integrated NEFF appliances including five-ring induction hob, Hide & Slide NEFF ovens, dishwasher and fridge/freezer. Additionally, to the ground floor there is a newly fitted shower room and large family room/fourth double bedroom. To the first floor you will find three well proportioned double bedrooms, master with en-suite, and ample fitted storage and further to this floor a family bathroom. Externally, this home continues to impress with private enclosed gardens to three aspects and a wrap-around gated drive providing off road parking for several vehicles leading to two separate detached garages. Further benefits include gas central heating serviced via a new gas boiler. (A/2158/XL)

- Three/four bedroom Grade II Listed thatched cottage
- En-suite to master bedroom
- Separate reception rooms
- Newly fitted kitchen/breakfast room
- Just under 0.5 acre plot with private gardens
- Ample off road parking
- Planning permission for three bedroom detached dwelling







TOTAL FLOOR AREA : 2158sq.ft. (200 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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: F
- Energy Efficiency Rating:

#### 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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