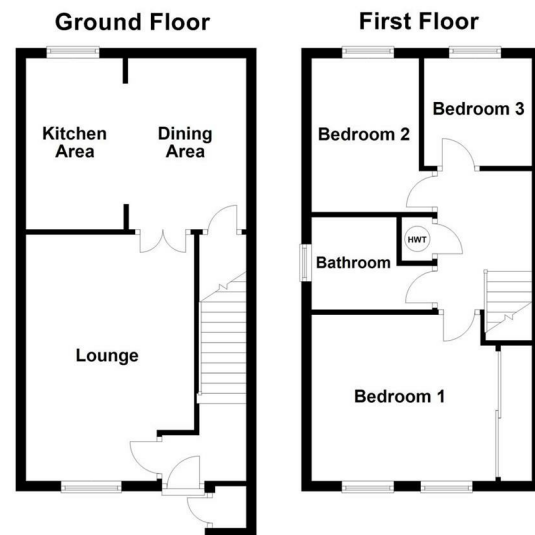


Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. There is a bus service from the Wellingborough Road to Weston Favell Shopping Centre and Northampton. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CE Primary School.

DOIMB29102025/0220

**HOW TO GET THERE**

From Northampton town centre proceed in an easterly direction along the A45 dual carriageway and take the first exit onto Lumbertubs Way. Take the third turning on the left and turn right at the traffic lights intersection onto the Wellingborough Road. Proceed past Weston Favell shopping centre and continue over the next roundabout. At the second roundabout turn right into Little Billing Way. Follow this road down to the bottom and at the next roundabout turn right into Longford Avenue and then first left into Swinford Hollow, then turning first left remaining on Swinford Hollow where the property can be found in the corner of the cul de sac on the left..



Not to scale. For illustrative purposes only

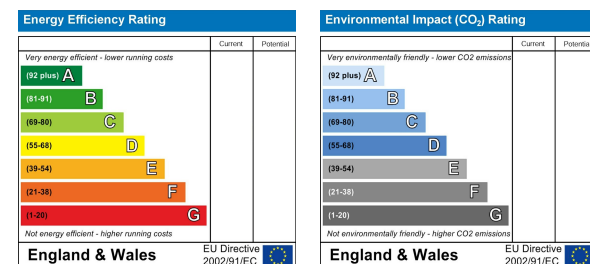
# 25 Swinford Hollow, Little Billing, Northampton, NN3 9HP



## Asking Price £220,000 Freehold

A modern three bedroomed end of terrace property situated in a quite cul de sac in the popular residential area of Little Billing. The accommodation comprises entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom. Outside there is a good sized rear garden which is mainly laid to lawn and the property comes with two allocated off road parking spaces.

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# 25 Swinford Hollow, Little Billing, Northampton, NN3 9HP

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed front door with stairs to the first floor and door to:-

#### LOUNGE

16'0 x 10'11

UPVC double glazed bay window to the front, decorative fireplace, radiator and UPVC double glazed window to the side. Double doors lead to:-



#### KITCHEN/DINER

13'0 x 11'1

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer, built in oven, hob and extractor, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, gas wall mounted boiler, UPVC double glazed window to the rear and archway to:-



#### DINING ROOM

Radiator, under stairs storage cupboard and UPVC double glazed patio doors to the rear.



### FIRST FLOOR

#### LANDING

Loft access hatch with pull down ladder, airing cupboard housing the hot water tank and doors leading to:-

#### BEDROOM ONE

12'0 x 8'0

Two UPVC double glazed windows to the front, double built in mirrored wardrobes, radiator and storage cupboard.



#### BEDROOM TWO

10'0 x 7'0

UPVC double glazed window to the rear and radiator.



### BEDROOM THREE

7'0 x 7'0

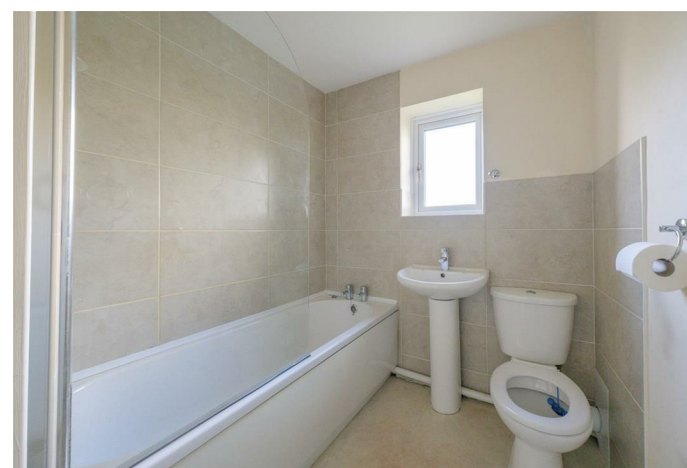
UPVC double glazed window to the rear and radiator.



### BATHROOM

7'10 x 6'0

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, half tiled, radiator and UPVC double glazed window with obscure glass to the side.



### OUTSIDE

The property is approached by a block paved driveway, outside storage cupboard and a block paved pathway to the side giving secure gated access from front to rear.

### REAR GARDEN

The rear garden has a block paved patio area and the remainder of the garden is mainly laid to lawn with shed, mature flowers, shrubs and bushes. The rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and privacy.



### PARKING

The property has two allocated car parking spaces situated in the car park to the side of the property.



### SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

The Weston Favell Shopping Centre incorporating Tescos

For further information on viewing call 01604 230222