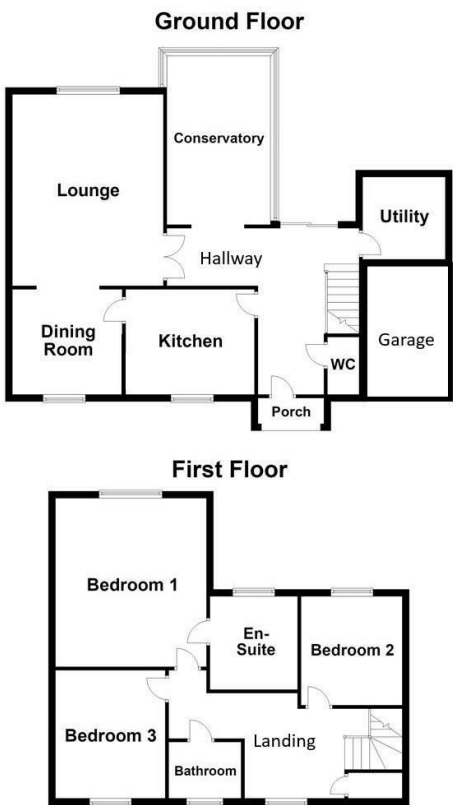


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9 Chantry Close, Great Billing, Northampton, NN3 9EG



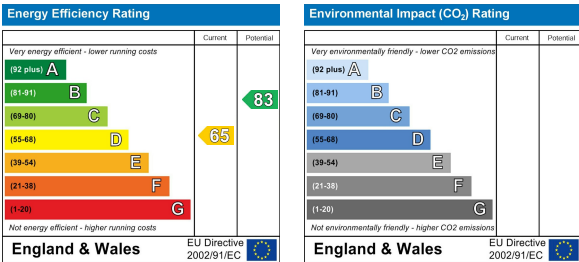
For illustration purposes only - not to scale



£550,000 Freehold

An excellent opportunity to acquire a detached family home situated in the popular village of Great Billing. Occupying a generous plot, this three-bedroom detached property benefits from a single garage and ample off-street parking. The substantial plot may also offer potential for further development, subject to the necessary planning permissions and consents being obtained. The accommodation briefly comprises an entrance hall with doors leading to the principal rooms and a cloakroom. There is a spacious lounge, separate dining room, conservatory, kitchen and utility room. The kitchen is fitted with a range of wall and base units, with plumbing for a washing machine and space for additional appliances. To the first floor are three well-proportioned double bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property enjoys mature front and rear gardens, together with off-street parking for several vehicles leading to a single garage. The property is offered for sale with no upward chain.

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor landing, central heating radiator, two windows to front, staircase off to first floor landing,



W/C

With low flush w/c, pedestal wash hand basin. Obscure glazed window to the front

LOUNGE

18'02" x 14'04"

With original Parquet floor, central heating radiator, window to side, window to rear, gas fire



DINING ROOM

10'05" x 9'10"

With original Parquet floor, central heating radiator, window to front

KITCHEN

12'03" x 10'

Fitted with a range of floor and wall mounted units with rolled edge work surfaces incorporating enamel sink bowl and drainer unit with stainless steel mixer tap over, electric oven, gas hob and cooker hood, integrated fridge freezer, space for dishwasher. Central heating radiator, door to dining room and window to front



CONSERVATORY

16' x 9'10"

On a brick base and with PVCU double glazed windows to side and rear, French doors to garden, tiled floor



UTILITY

7'10" x 7'01"

With a range of floor and wall mounted units with stainless steel sink bowl and drainer. Window to rear, central heating radiator

FIRST FLOOR

LANDING

With window to front, central heating radiator and loft access hatch

BEDROOM ONE

13'11" x 16'04"

Window to rear, central heating radiator and fitted wardrobes



ENSUITE

8'10" x 6'10"

Fitted with a three piece suite comprising wash hand basin, panelled bath with shower over and low flush w/c. Tiled floor, partially tiled walls and window to rear

BEDROOM TWO

10' x 12'02"

Window to front and central heating radiator

BEDROOM THREE

10'04" x 9'05"

Window to rear and central heating radiator

BATHROOM

Fitted with a three piece suite comprising low flush w/c, pedestal wash hand basin and panelled bath with shower over. Partially tiled walls, tiled floor and PVCU obscure double glazed window to rear

OUTSIDE

FRONT

To the front is a block pave driveway with off road parking for several vehicles before the SINGLE GARAGE. There is a lawned garden which is surrounded by well stocked shrub and tree borders. Gated side access leads to the rear garden

REAR GARDEN

The property benefits from a generous garden to the rear which is mainly laid to lawn and has shrubs and timber fencing surrounding. There are also mature trees, a slabbed patio and access to the front driveway



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

The property is conveniently located for access to the Weston Favell shopping centre and the old villages of both Little and Great Billing. There is a primary school in Great Billing with secondary education available at the Northampton Academy, there are both Roman Catholic and Church of England Churches.

HOW TO GET THERE

From Northampton town centre take the Wellingborough Road passing Weston Favell shopping centre. Continue over the next three mini roundabouts and eventually turn right onto Penfold Drive, right again onto Penfold Drive then left into Chantry Close where the property can be found on the left hand side.

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