



www.jacksongrundy.com

Geldock Road, Little Billing
Northampton
Northamptonshire, NN3 9PH

£525,000 Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk



A WELL PRESENTED DETACHED PROPERTY SITUATED WITH THE END OF A CUL-DE-SAC ON CORNER PLOT OFFERING VERSATILE LIVING SPACE AND AN ADJOINING SELF CONTAINED ANNEXE IN THE POPULAR LOCATION OF LITTLE BILLING, WHICH OFFERS CLOSE PROXIMITY OF ALL GOOD AMENITIES, SCHOOLS AND ROAD LINKS.

GROUND FLOOR

- HALLWAY
- SHOWER ROOM
- LOUNGE
- CONSERVATORY
- FAMILY ROOM/BEDROOM FIVE
- KITCHEN
- UTILITY ROOM

ANNEXE

- PORCH
- KITCHEN/DINER/LOUNGE
- INNER HALLWAY
- BEDROOM
- SHOWER ROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
-





THE PROPERTY

A well presented detached property situated with the end of a cul-de-sac on corner plot offering versatile living space and an adjoining self contained annexe in the popular location of Little Billing, which offers close proximity of all good amenities, schools and road links.

The accommodation comprises entrance hall, shower room, lounge, conservatory, family room/bedroom five, modern fitted kitchen/diner with built in appliances and utility room.

To the first floor there is a good size landing leading to four double bedrooms and a family bathroom.

The annexe comprises entrance porch, open plan modern kitchen/diner and lounge area, inner hallway leading to a double bedrooms and shower room.

Outside there are landscaped gardens to the rear and a block paved driveway to the front providing off road parking for several vehicles.

Viewing is recommended to appreciate the size of the property, gardens and location.

EPC Rating: C. Council Tax Band: E







MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | Detached |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band E |
| EPC Rating | C |
| Electricity Supply | Mains |
| Gas Supply | Mains |
| Water Supply | Mains |
| Sewerage Supply | Mains |
| Broadband Supply | Ask Agent |
| Mobile Coverage | Depends on provider |
| Heating | Gas Central Heating |
| Parking | Off-street |
| EV Charging | Ask Agent |
| Accessibility | Ask Agent |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Has not flooded in the last 5 years, No flood defences |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent |

LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UKs largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

2036 ft²

189.5 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360