19 Pippin Lane
Little Billing
NORTHAMPTON
NN3 9TQ

£325,000

- **WELL PRESENTED**
- **ENSUITE**
- **PRIVATE LANDSCAPED GARDEN**
- **CUL DES SAC POSITION**
- **THREE BEDROOMS**
- **AMPLE PARKING**
- **DOWN STAIRS CLOAKROOM**
- **ENERGY EFFECIENCY RATING: TBC**

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A well presented and improved three bedroom detached family home, situated within the popular residential area of Little Billing. The property is offered in excellent decorative order throughout and benefits from double glazing and gas radiator heating.

The accommodation comprises an entrance porch, entrance hall, cloakroom, lounge with archway to the dining room and a spacious kitchen/breakfast room. To the first floor are three bedrooms, with an en-suite to the master, and a refitted family bathroom.

Externally, there are gardens to the front and rear, off road parking for multiple vehicles and a single integral garage.

Viewing is highly recommended.

Ground Floor

Entrance Porch
Approached via entrance door, with windows to the front and side aspects. Door leading to:

Entrance Hall
Stairs rising to the first floor. Doors leading to:

Cloakroom
Fitted with a low level WC and wash hand basin set within a vanity unit, complementary tiled splashbacks, chrome heated towel rail and obscure double glazed window to the front aspect.

Lounge
16'2" x 9'7" (4.93m x 2.94m)
A bright reception room featuring patio doors opening onto the rear garden, coving to ceiling and radiator. Archway to:

Dining Room
9'8" x 8'2" (2.97m x 2.5m)
Double glazed window to the front aspect, coving to ceiling and radiator.

Kitchen
14'3" x 8'3" (4.35m x 2.54m)
Double glazed window and door to the rear aspect. Fitted with a range of wall and base units with work surfaces over, inset 1½ bowl stainless steel sink with mixer tap, integrated oven and hob, and complementary tiled splashbacks. Additional fitted base unit with work surface over. Space and plumbing for washing machine and further white goods, space for fridge/freezer and wall mounted boiler.

First Floor

Landing
Double glazed window to the side aspect, access to loft space and airing cupboard. Doors to all bedrooms and family bathroom.

Bedroom One
10'11" x 9'10" (3.35m x 3m)
Double glazed window to the rear aspect. Fitted wardrobes, radiator and door to:

Ensuite
Fitted with a shower cubicle, low level WC and wash hand basin set within a vanity unit. Obscure double glazed window to the rear aspect and radiator.

Bedroom Two
11'0" max x 8'4" (3.37m max x 2.56m)
Double glazed window to the front aspect. Built-in double wardrobe and radiator.

Bedroom Three
10'5" x 6'5" (3.18m x 1.97m)
Double glazed window to the front aspect and radiator.

Bathroom
Fitted with a panelled bath with shower over and glass screen, vanity unit incorporating wash hand basin and concealed cistern WC. Complementary tiled splashbacks, extractor fan, radiator and obscure double glazed window to the rear aspect.

Externally

Front Garden
Open plan and mainly laid to lawn. Driveway providing off road parking and leading to the garage, plus an additional parking space.

Garage
Up and over door power and light connected.

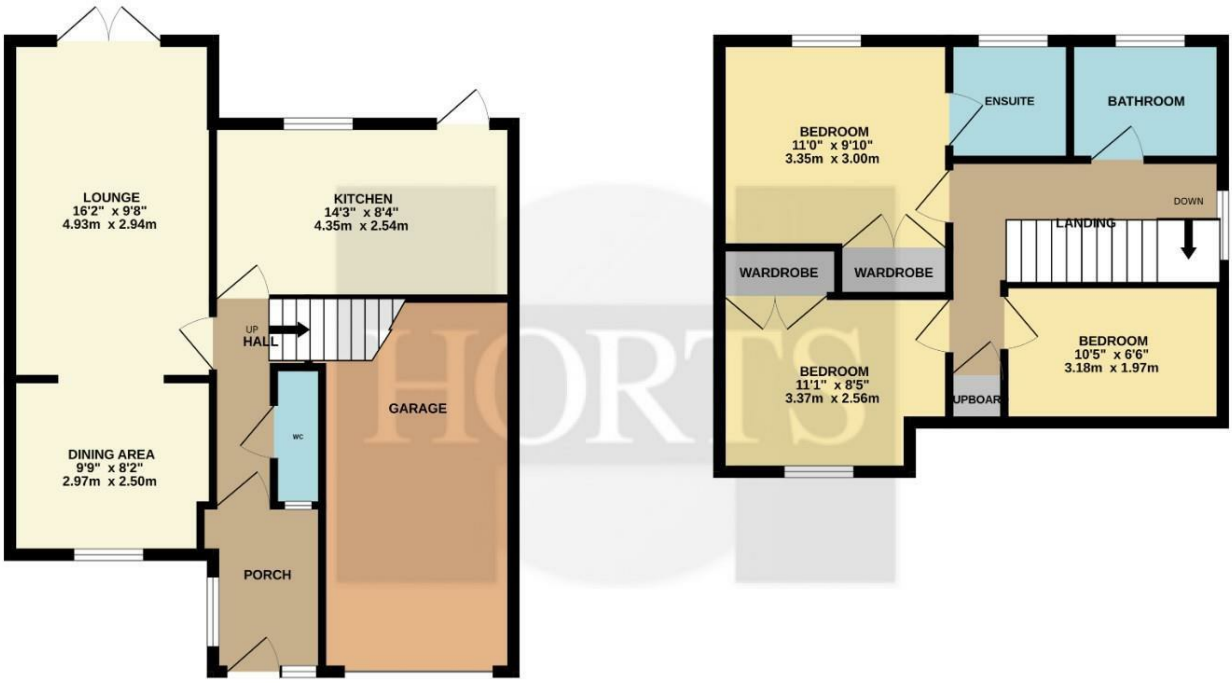
Rear Garden
An attractive landscaped rear garden with lawn and paved patio areas, enclosed and affording a high degree of privacy

AGENTS NOTES
West Northamptonshire Borough Council

Council Tax Band: D

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

FIRST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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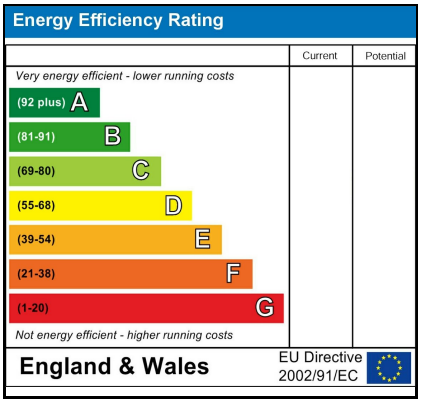

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