



**Hedgerow Lane, Northampton NN3 9GH**

**welcome to**

## **Hedgerow Lane, Northampton**

William H Brown are pleased to bring to market this well present, four bedroom family home in the popular location of Little Billing. The property benefits from being in a quiet cul-de-sac, with driveway and garage. Viewings are highly recommended.



## **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to all rooms.

## **Cloakroom**

Suite comprising wash hand basin, low level WC, extractor fan, radiator and partly tiled.

## **Study**

Double glazed window to the front aspect and radiator.

## **Lounge**

Double glazed Patio doors to the rear aspect leading to rear garden, wall mounted electric fire and radiator.

## **Kitchen**

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated double eye level electric oven, induction hob with cooker hood over, integrated fridge/ freezer, integrated dishwasher, spotlights to ceiling, radiator, double glazed widow to the rear aspect and double glazed door to the rear aspect.

## **Dining Room**

Double glazed window to the front aspect, spotlights to ceiling and radiator.

## **First Floor Landing**

Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors leading to all rooms.

## **Bedroom One**

Double glazed window to the front aspect, fitted wardrobes, radiator and door leading to en suite.

## **En Suite**

Suite comprising shower with mains shower over, wash hand basin, low level WC, fully tiled, spotlights to ceiling, heated towel rail and double glazed obscured window to the front aspect.

## **Bedroom Two**

Double glazed window to the rear aspect and radiator.

## **Bedroom Three**

Double glazed window to the rear aspect and radiator.

## **Bedroom Four**

Double glazed window to the rear aspect and radiator.

## **Bathroom**

Suite comprising bath with mains shower and mixer tap over, wash hand basin, low level WC, fully tiled, spotlights to ceiling, radiator and double glazed obscured window to the front aspect.

## **Externally**

### **Front**

Open frontage with driveway to the side aspect leading to single garage providing off road parking.

### **Rear Garden**

Mainly laid to lawn with paved patio area, decked area for seating, courtesy door leading to garage and fully enclose with timber fencing.

### **Single Garage**

Up and over door with power and lighting connected.



**view this property online** [williamhbrown.co.uk/Property/KIN109400](http://williamhbrown.co.uk/Property/KIN109400)



welcome to

## Hedgerow Lane, Northampton

- Close To Local Amenities
- Popular area of Northampton
- En-Suite To Master
- Drive and Garage
- Immaculate Condition

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£420,000**



view this property online [williamhbrown.co.uk/Property/KIN109400](http://williamhbrown.co.uk/Property/KIN109400)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
KIN109400 - 0002

 william h brown



**01604 719461**



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



**williamhbrown.co.uk**