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Valentine Way, Great Billing  
Northampton  
Northamptonshire, NN3 9XD  
**£525,000** Detached



Department: Sales

Tenure: Freehold



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A WELL PRESENTED DETACHED PROPERTY, SITUATED WITHIN THE SOUGHT AFTER LOCATION OF GREAT BILLING VILLAGE, BENEFITTING FROM RECENT REFURBISHMENT WORK.

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#### GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
- KITCHEN
- WC
- UTILITY ROOM
- DINING ROOM

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#### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN
- GAMES ROOM

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#### FIRST FLOOR

- BEDROOM (EN-SUITE)
  - BEDROOM
  - BEDROOM
  - BEDROOM
  - BATHROOM
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## THE PROPERTY

A well presented detached property, situated within the sought after location of Great Billing Village, benefitting from recent refurbishment work.

The accommodation comprises entrance porch, entrance hall, cloakroom, lounge, dining room, fitted kitchen and utility room.

To the first floor there are four double bedrooms with three having built in wardrobes, re-fitted en-suite shower room and family bathroom.

Outside there are landscaped gardens to the front and rear, double width driveway leading to a double garage with newly fitted electric roller doors to the side of the property there is a games room (which offers versatile space) and a covered entertainment area with power, lights, drinks fridge and heaters.

Viewing is recommended to appreciate the size of the property and gardens and quality of workmanship.

EPC Rating: TBC. 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	Ask Agent
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

Great Billing lies on the eastern side of Northampton and is just off the A45, which leads from Northampton to Wellingborough. The village has three churches and a public house. Weston Favell shopping centre is located within 1 mile, and contains a diverse range of shops, all of which are undercover, and the centre benefits from free parking. There is a golf and leisure club less than 2 miles away at Overstone, a private airfield at Sywell Aerodrome, and sailing and trout fishing at Pitsford Reservoir. Northampton train station is located within 5 miles (trains to London, Euston take approx 52 minutes). Wellingborough train station is 8.7 miles away (trains to St Pancras). There is a primary school in the village, and secondary schooling is available in Northampton. The property is within the catchment for Weston Favell Academy. Private schools include the High School for Girls at Hardingstone, Wellingborough School, with further schools available in Pitsford, Spratton and Maidwell. Junction 15 of the M1 motorway is just 7.5 miles away.

## 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<sup>(1)</sup>

1674 ft<sup>2</sup>

155.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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