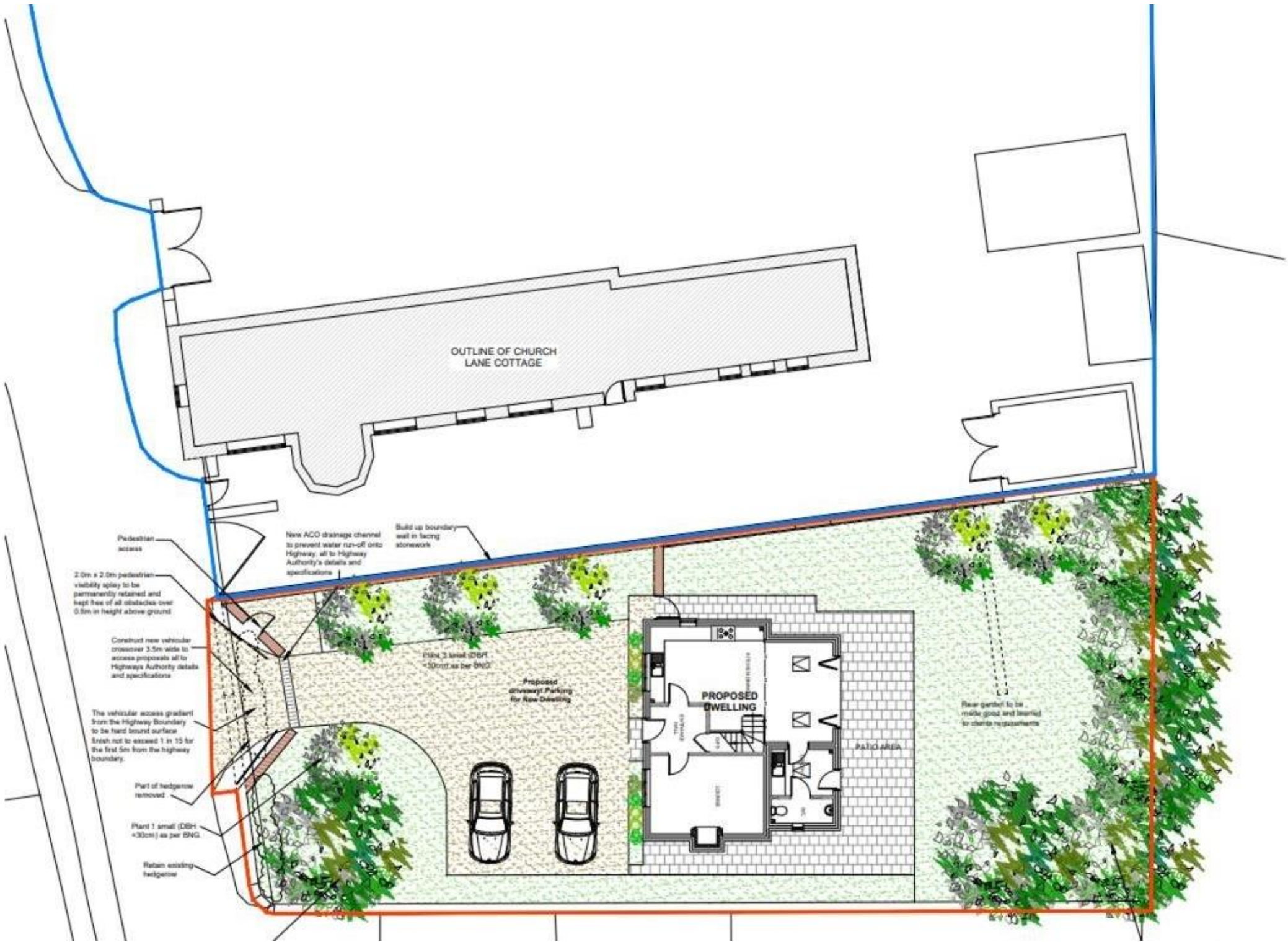




Church Lane
Little Billing, Northampton





Church Lane

Little Billing, Northampton, NN3 9AF

TOTAL AREA: APPROX. 180.51 SQ. METRES (1943 SQ. FEET)

OFFERED FOR SALE WITH NO ONWARD CHAIN IS CHURCH LANE COTTAGE A BEAUTIFULLY PRESENTED FOUR BEDROOM GRADE II LISTED COTTAGE SET DOWN A QUIET LANE IN LITTLE BILLING THAT OFFERS A WEALTH OF OPPORTUNITY WITH ITS ANNEX, LARGE PLOT AND APPROVED PLANNING PERMISSION FOR A THREE BEDROOM DETACHED HOUSE.

GROUND FLOOR

- PORCH
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- SHOWER ROOM
- ANNEXE BEDROOM / RECEPTION ROOM

OUTSIDE

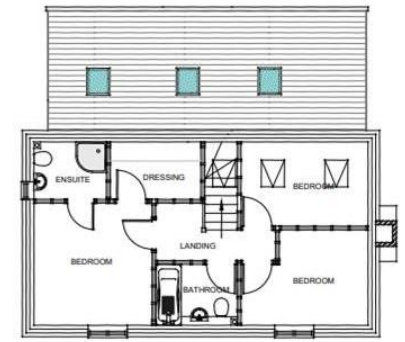
- FRONT GARDEN
- GARAGING & STORES
- REAR GARDEN
- BUILDING PLOT

FIRST FLOOR

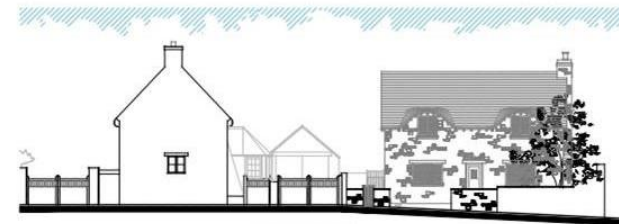
- BEDROOM ONE
 - EN-SUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
-



GROUND FLOOR PLAN



FIRST FLOOR PLAN



STREET SCENE





THE PROPERTY

The house itself is bursting with character throughout and starts with an interesting hexagonal porch with door leading into the large statement hall with beautiful herringbone flooring and central staircase leading to the first floor. From here you can access the cloakroom, charming living room with exposed beam, large open fireplace and window seats as well as the large dual aspect dining room with fireplace and exposed beam. Beyond here is the tastefully modern refitted kitchen with central island, quartz worktops, and Neff fitted appliances. One door leads you outside to the gardens and another leads toward the annex area/utility off which is the modern shower room and large annex bedroom/reception room with its own door to the driveway.

Walking up the stairs turn left toward the principal bedroom which is fantastic in size and offers a brilliant amount of storage with its fitted wardrobes and also has access to the en-suite shower room. Turn right on the stair case toward the main landing off which are two further double bedrooms and the family bathroom.

Outside the plot itself is approximately 0.47 acres and wraps around the whole property which could be used as a stunning family garden or be made full use of with its approved planning permission to erect an innkeeping three bedroom detached property.

The gardens boast a large horseshoe driveway with two entrances both of which are gated and provides vehicular access to two detached garages and stores. Either side of the property are lawned areas one of which is south facing and full of bedded borders.

EPC Rating: Exempt. Council Tax Band F.



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 Pits-ford 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.



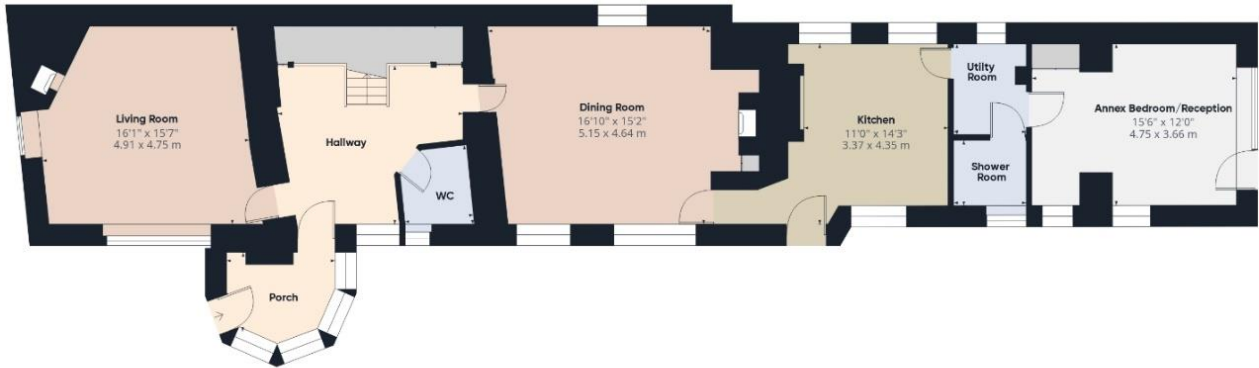
IMPORTANT NOTICE

Important Notice - 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. 180.51 SQ. METRES (1943 SQ. FEET)



Approximate total area⁽¹⁾

1943 ft²
180.6 m²

Reduced headroom

31 ft²
2.9 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.

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