

**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**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

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**

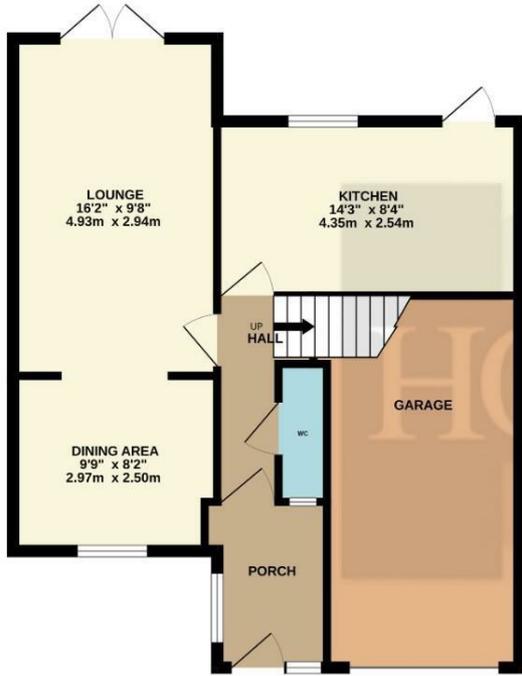
West Northamptonshire Borough Council

Council Tax Band: D

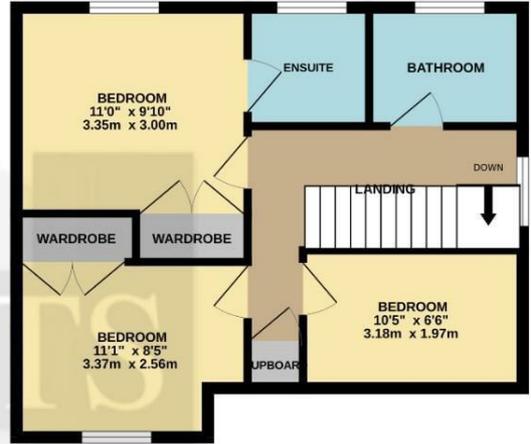




GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



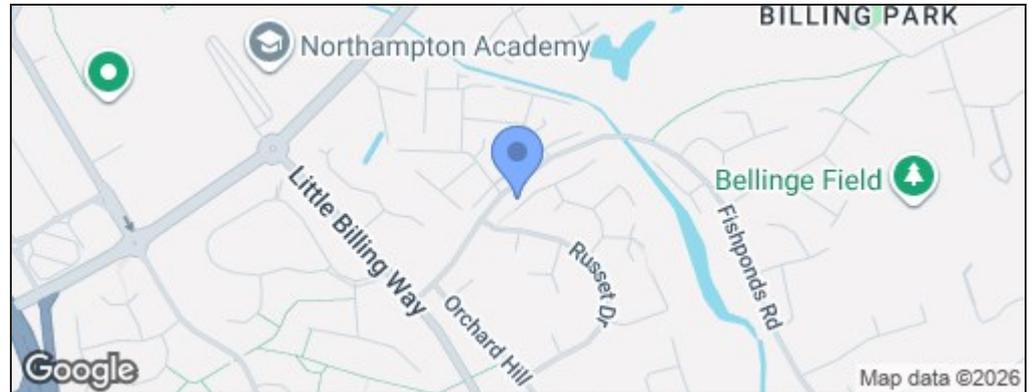
FIRST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.