

**3 Swinford Hollow  
Little Billing  
NORTHAMPTON  
NN3 9HP**

**£205,000**



- **TWO BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **DOWNSTAIRS CLOAKROOM**
- **DOUBLE GLAZING**

- **SEMI DETACHED**
- **OFF ROAD PARKING**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Situated in a popular location and perfect for first-time buyers, this home offers well-planned accommodation. The ground floor features an entrance hall, a lounge/diner, a cloakroom, and a fitted kitchen. Upstairs, there are two double bedrooms and a modern refitted bathroom. Outside, the property benefits from an enclosed rear garden, a front garden, and off-road parking. Additional features include double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, door leading to lounge/diner.

### **Lounge/Diner**

16'6" x 11'11" (5.03 x 3.64)

Window to rear aspect, door leading to rear garden, stairs rising to first floor, door to cloakroom, door to kitchen.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, sink.

### **Kitchen**

12'0" x 8'5" max (3.66 x 2.57 max)

Fitted with a range of wall and base level units with work surface over, built in electric oven, fitted gas hob with extractor hood over, stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine and tumble dryer, tiled splash backs, dual aspect windows to front and rear.

## **First Floor**

### **Landing**

Window to front aspect, doors to all rooms.

### **Bedroom One**

11'9" x 10'1" (3.6 x 3.09)

Dual aspect windows to front and rear, built in wardrobes, built in storage cupboard.

### **Bedroom Two**

8'1" max x 11'11" (2.48 max x 3.65)

Window to front aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level W/C, panelled bath with mixer shower over, pedestal mounted sink, tiled splash backs, obscured window to rear aspect.

## **Externally**

### **Rear Garden**

Patio area with canopy, laid mainly to lawn with path to rear gate, enclosed by timber fencing,

### **Front Garden**

Laid mainly to lawn with path to front door, driveway providing off road parking

### **Agents Notes**

Council Tax Band: B



GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



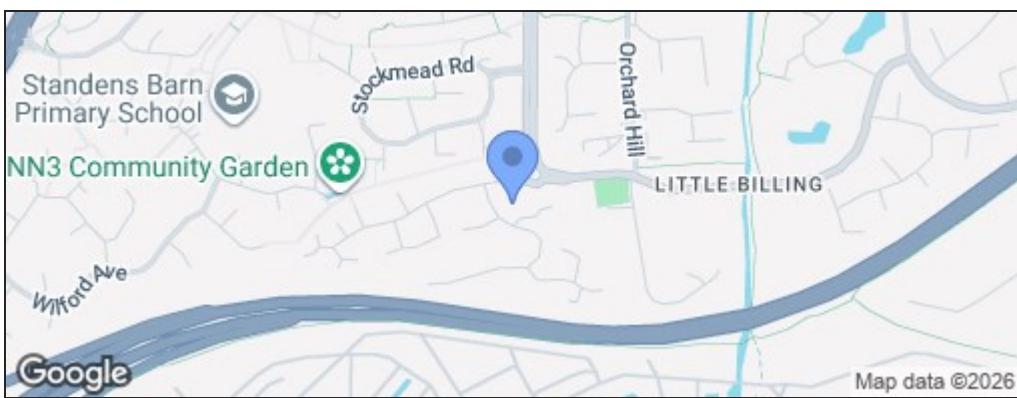
1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this 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
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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