



**Church Lane Cottage, Church Lane, Little Billing,
Northampton NN3 9AF**

welcome to

Church Lane Cottage, Church Lane, Little Billing, Northampton

A beautifully improved Grade II Listed detached cottage set on a generous 0.5-acre plot in the heart of Little Billing village. Offering versatile three/four-bedroom accommodation, a stylish modern kitchen, multiple reception spaces and stunning wrap-around gardens

Entrance Hall

Original parquet flooring, exposed beams, side window, radiator, and doors leading to the lounge, dining room, WC, kitchen and staircase to first floor.

Cloakroom

Tiled flooring, low-level WC, wash basin, radiator, and frosted window.

Lounge

Wood flooring, exposed beams, feature fireplace, dual aspect windows, radiator, and door connecting to the dining room.

Dining Room

Wood flooring, exposed beams, side window, radiator, and doorway leading to the kitchen/breakfast room.

Kitchen / Breakfast Room

Tiled flooring, Quartz work surfaces, fitted units, NEFF integrated appliances (induction hob, ovens, dishwasher, fridge/freezer), inset sink, rear window, side window, radiator, and door opening to the garden.

Shower Room (Ground Floor)

Tiled flooring, shower enclosure, wash basin, low-level WC, radiator, and frosted window.

Family Room / Bedroom Four

Carpeted flooring, exposed beams, radiator, side window, and internal door to hallway.

First Floor Landing

Carpeted flooring, radiator, exposed beams, window to side elevation, and doors to all bedrooms and bathroom.

Bedroom One

Carpeted, exposed beams, fitted wardrobes, radiator, side window, and door to en-suite.

En-Suite

Shower enclosure, wash basin, WC, radiator, tiled splashbacks, and rear-facing frosted window.

Bedroom Two

Carpeted flooring, exposed beams, radiator, window overlooking garden.

Bedroom Three

Carpeted, exposed beams, radiator, window to front elevation.

Family Bathroom

Panel bath, wash basin, WC, radiator, tiled splashbacks, and frosted window.





Outside Gardens

Wraparound lawn, mature borders, patio areas, pathways, and enclosed boundaries.

Driveway

Gated entrance with gravel driveway providing multiple parking spaces.

Garages (two Detached)

Both with up-and-over doors, internal power/lighting, and ample storage.



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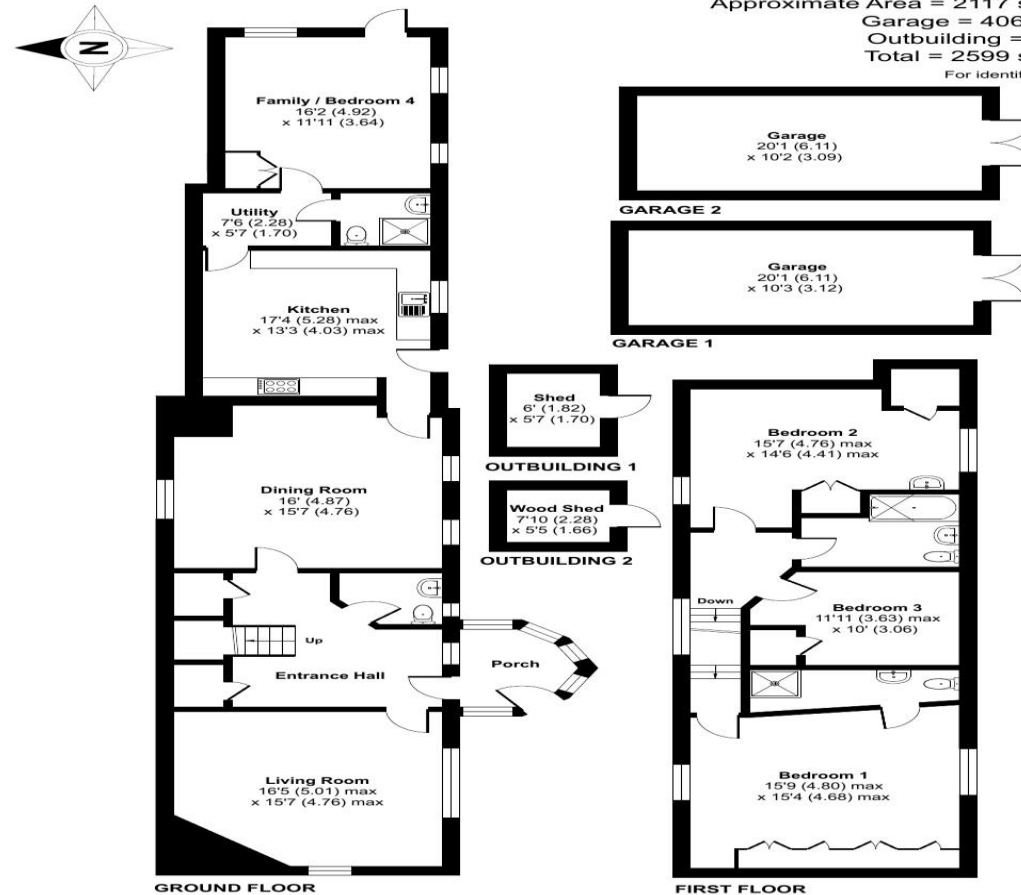
- Grade II listed
- Detached home
- Large plot
- Village location
- Three/four bedrooms

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: F

£850,000

Church Lane, Little Billing, Northampton, NN3

Approximate Area = 2117 sq ft / 196.6 sq m
Garage = 406 sq ft / 37.7 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 2599 sq ft / 241.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1421915

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Property Ref:
NMS115931 - 0007

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