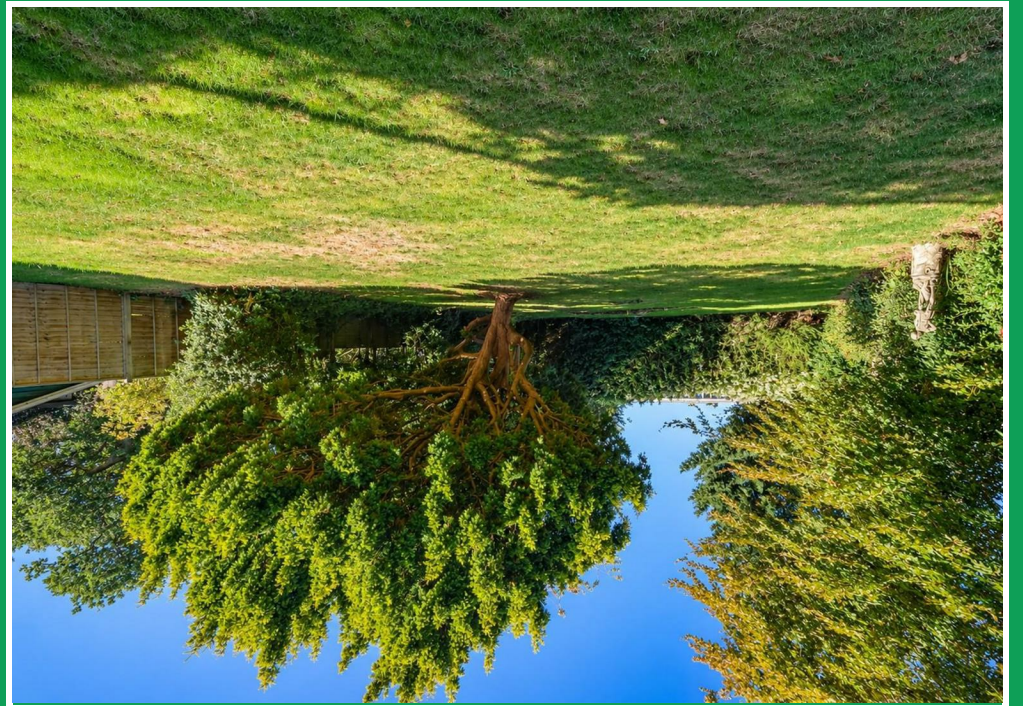




GREENER **Country** HOUSES & COTTAGES



9 Chantry Close, Great Billing, Northampton, NN3 9EG

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This fine individual 1960's built detached three bedroomed house stands in a quiet cul de sac location in delightful established gardens giving an excellent degree of privacy. The house provides scope for refurbishment requiring complete internal redecoration and updating to the kitchen and bathrooms together with development potential to extend on the garage side to provide an additional bedroom subject to planning permission. Internally there are two reception rooms, a large conservatory, kitchen, utility and cloak rooms and master bedroom with bathroom en suite. There is a garage and ample driveway parking and the property is available with no upward chain

Price **£495,000 Freehold**

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor landing, central heating radiator, two windows to front, staircase off to first floor landing,

W/C

With low flush w/c, pedestal wash hand basin. Obscure glazed window to the front

LOUNGE

18'02" x 14'04"
A very spacious room with original Parquet floor, open heart fireplace with gas fire and windows to side and rear. An open archway connects directly to:-

DINING ROOM

10'05" x 9'10"
Also with original Parquet floor, window to front elevation and door leading to the kitchen.



KITCHEN

12'03" x 10'
Fitted with a range of floor and wall mounted units with laminated work surfaces incorporating enamel sink bowl and drainer unit with stainless steel mixer tap over, electric oven gas hob and cooker hood, integrated fridge freezer, space for dishwasher. Central heating radiator, door to dining room and window to front elevation.



CONSERVATORY

15' x 8'8"
Standing on a brick base and with PVCU double glazed windows to side and rear there are French doors to the rear garden and ceramic tiled flooring.



UTILITY

7'10" x 7'01"
With a range of floor and wall mounted units with stainless steel sink bowl and drainer. Window to rear, central heating radiator

FIRST FLOOR



LANDING

10'6 x 6'3
With window to front, central heating radiator and loft access hatch

BEDROOM ONE

13'11" x 16'04"
A very spacious double room with range of built in wardrobes and window to rear garden A door leads to:-



BATHROOM EN SUITE

8'10" x 6'10"
Fitted with a white suite comprising wash basin, panelled bath with shower over and low flush w/c. Tiled floor, partially tiled walls and window to rear elevation.



BEDROOM TWO

10' x 12'02"
Window to front and central heating radiator



BEDROOM THREE

10'04" x 9'05"
Window to rear and central heating radiator

FAMILY BATHROOM

Fitted with a suite comprising low flush w/c, pedestal wash hand basin and panelled bath with shower over. Partially tiled walls, tiled floor and PVCU obscure double glazed window to front elevation

OUTSIDE

The house stands back from Chantry Close screened by an established hedge and there is a private drive giving off road parking in front of the attached garage.

REAR GARDEN

The property stands on a plot of approx 0.19 of an acre with a generous garden to the rear which is mainly laid to lawn and has shrubs and timber fencing surrounding. There are also mature trees, a paved terrace and access to the side leading back to the drive. The garden faces in an easterly direction and provides an excellent degree of privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

The property is conveniently located for access to the Weston Favell shopping centre and the old villages of both Little and Great Billing. There is a primary school in Great Billing with secondary education available at the Northampton Academy, there are both Roman Catholic and Church of England Churches.

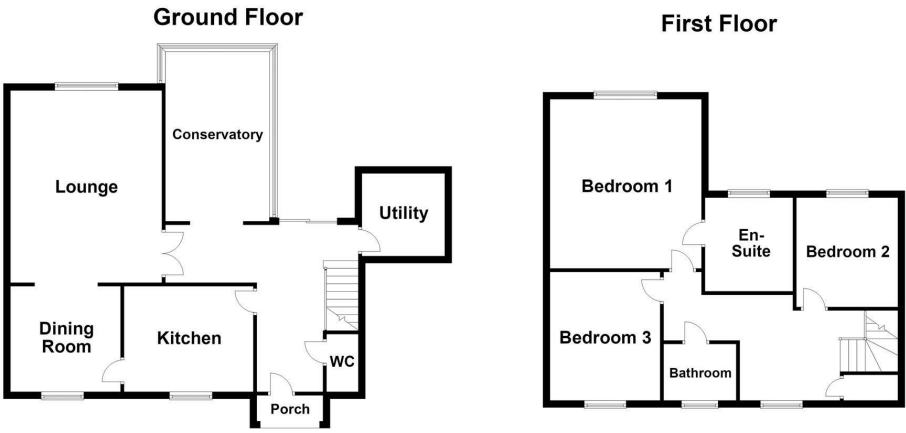
HOW TO GET THERE

From Northampton town centre take the A4500 Wellingborough Road passing Weston Favell shopping centre and continue over the next three mini roundabouts before turning right into turn right where signposted to Great Billing into Penfold Lane. Turn right again into Penfold Drive then left into Chantry Close where the property can be found on the left hand side.

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