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Willow Rise, Little Billing  
Northampton, NN3 9AR

£320,000 Detached



Department: Sales

Tenure: Freehold



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A WELL PRESENTED DETACHED PROPERTY SITUATED WITHIN A POPULAR AREA OF LITTLE BILLING. ACCOMMODATION COMPRISES ENTRANCE HALL, SHOWER ROOM, LOUNGE/DINER WITH FRENCH DOORS TO GARDEN, FITTED KITCHEN, COVERED SIDE ACCESS WITH DOORS TO FRONT AND BACK ASPECTS, DOOR TO GARAGE. TO THE FIRST FLOOR THERE ARE THREE DOUBLE BEDROOMS WITH BUILT IN WARDROBES TO BEDROOM TWO AND THREE AND A BATHROOM.

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#### GROUND FLOOR

- ENTRANCE HALL
- DOWNSTAIRS SHOWER ROOM
- LOUNGE/DINING ROOM
- KITCHEN

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#### FIRST FLOOR LANDING

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### OUTSIDE

- FRONT & REAR GARDENS
  - GARAGE
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## THE PROPERTY

A well presented detached property situated within a popular area of Little Billing.

Accommodation comprises entrance hall, shower room, lounge/diner with French doors to garden, fitted kitchen, covered side access with doors to front and back aspects, door to garage. To the first floor there are three double bedrooms with built in wardrobes to bedroom two and three and a bathroom.

Outside there are established gardens to the front and rear, driveway providing off road parking leading to a tandem garage.

Benefits also include double glazing and viewing is recommended to appreciate the size.

EPC Rating: TBC. Council Tax Band: C









## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Heating
Parking	Off-street, Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No easements/servitudes/wayleaves
Rights and Easements	Ask Agent

## LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UK's largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

## AGENTS NOTES

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 marketed 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. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1324 ft<sup>2</sup>  
123.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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