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Pearmain Court, Little Billing
Northampton
NN3 9TL

£410,000 Detached



Department: Sales

Tenure: Freehold



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A WELL PRESENTED EXTENDED DETACHED PROPERTY SITUATED IN A CLOSE OF FOUR PROPERTIES WITHIN A POPULAR RESIDENTIAL AREA OF LITTLE BILLING.

GROUND FLOOR

- ENTRANCE HALL
- DOWNSTAIRS CLOAKROOM/WC
- LOUNGE
- STUDY AREA
- DINING ROOM
- KITCHEN

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- GARAGE

FIRST FLOOR LANDING

- BEDROOM ONE
 - ENSUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
-





THE PROPERTY

A well presented extended detached property situated in a Close of four properties within a popular residential area of Little Billing, in close proximity of all schools, Weston Favell and Riverside Shopping centres, other local amenities and road links. Accommodation comprises entrance hall, cloakroom, extended lounge with a study area, dining room, fitted kitchen and to the first floor there are four bedrooms, the main bedroom has been extended and with ensuite shower and family bathroom. Outside there are gardens to front, side and rear, driveway providing off road parking leading to a single garage. Benefits also include double glazing and gas radiator central heating and viewing is recommended to appreciate location and size of the property.

EPC Rating: TBC. Council Tax Band: D.







MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | Detached |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Ask Agent |
| 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 Central Heating |
| Parking | Parking, Garage |
| EV Charging | Ask Agent |
| Accessibility | Ask Agent |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Has not flooded in the last 5 years, No flood defences |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent |

LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UKs 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

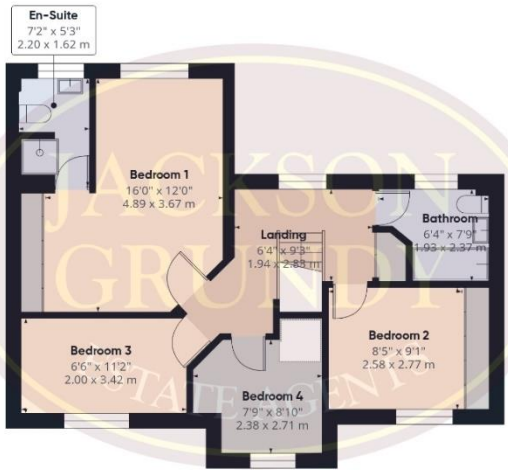
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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 marketing 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⁽¹⁾

1123 ft²

104.5 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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