

**14 Bromford Close, Little Billing, Northampton, NN3 9HS**  
**£229,995 Freehold**

A beautifully presented three bedroom detached property with off road parking, a single garage and a sunny rear garden. The accommodation comprises entrance hall, lounge with living flame gas fire, refitted kitchen/diner with built in appliances and granite work surfaces, three bedrooms and a well appointed white three piece bathroom suite. All windows and doors are double glazed and the heating is via gas radiators. Front and rear gardens, off road parking and a single garage complete its features. Viewing is highly recommended. EPC: D

**Three Bedroom Detached Home | Beautifully Presented | Sunny Rear Garden | Smart Kitchen  
| Off Road Parking | Single Garage**

**modern marketing · traditional values**

### ENTRANCE HALL

Radiator. Central heating thermostat. Stairs rising to first floor landing. Door to:

### LOUNGE 4.62m x 3.66m max (15'2 x 12 max)

Double glazed window to front elevation. Radiator. Living flame gas fire. Television point. Coving to ceiling. Door to:

### KITCHEN/DINING ROOM 3.10m x 4.62m (10'2 x 15'2)

Double glazed window to rear elevation. Double glazed door to rear garden. Fitted with a range of wall mounted and base level cupboards and drawers with granite work surfaces and splash back upstands. One and a half bowl sink and drainer unit with mixer tap over. Built in oven and hob with extractor canopy over. Built in washing machine. Central heating boiler. Vertical wall radiator. Understairs storage cupboard. Spotlights to ceiling. Tiled floor. Dimmer switch. Door to garage.

### LANDING

Double glazed window to side elevation. Access to loft space via a pull down ladder. Airing cupboard housing hot water tank. Doors to:

### BEDROOM ONE 3.76m x 2.62m (12'4 x 8'7)

Deep silled double glazed window to front elevation. Radiator. Open fronted recess.

### BEDROOM TWO 3.12m x 2.44m (10'3 x 8)

Double glazed window to rear elevation. Radiator. Open fronted recess.

### BEDROOM THREE 2.87m x 1.98m (9'5 x 6'6)

Double glazed window to front elevation. Radiator.

### BATHROOM 1.91m x 1.96m (6'3 x 6'5)

Obscure double glazed window to rear elevation. Ladder style radiator. Fitted with a white three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. Tiling to splash back areas.

### OUTSIDE

### FRONT GARDEN

A driveway provides off road parking and in turn leads to the single garage. The remainder of the frontage is mainly laid to lawn.

### GARAGE

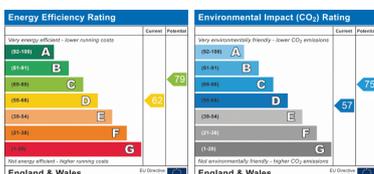
Up and over door. Power and light connected. Door to garden and door to kitchen.

### REAR GARDEN

Paved to the immediate rear of the property with the remainder mainly laid to lawn. There are flower and shrub borders to three sides of the garden and there is a water tap. Gated side access. All enclosed by timber fencing.

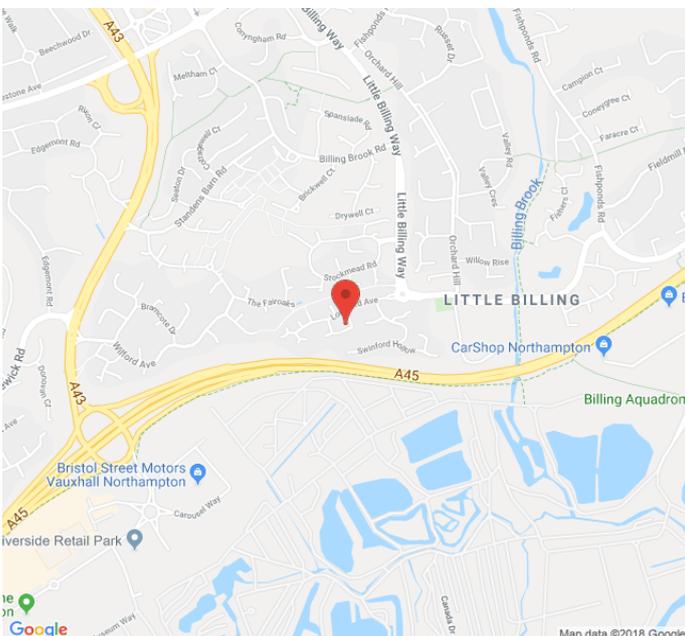
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] 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 [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

14 Bromford Close, Little Billing, Northampton NN3 9HS  
£229,995 Freehold



## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's 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).

14 Bromford Close, Little Billing, Northampton NN3 9HS  
£229,995 Freehold