

5a Crabb Tree Drive, Off Billing Lane, Northampton, NN3 5DR
£240,000 Freehold

Located within a cul-de-sac location, is this detached bungalow with two double bedrooms, positioned on a larger than average plot. Upon entering and leading from the entrance hall, there is a living / dining room with bay window to the front aspect and a door leading into the kitchen. Further accommodation comprises two double bedrooms and a three piece bathroom suite. The boiler has recently been replaced and the property features gas radiator central heating and uPVC double glazing. Externally, the rear garden is predominantly lawned with paved patio seating area and gated side access. There is also a courtesy door into the garage. To the front the driveway provides off road parking and there is a lawned front garden. EPC RATING: D

Two Double Bedrooms | uPVC Double Glazing | Replacement Combination Boiler | Cul-De-Sac Location | Garage | Larger Than Average Rear Garden

modern marketing · traditional values

ENTRANCE PORCH

Entrance via uPVC obscure double glazed door. uPVC obscure double glazed windows to front and side elevations. uPVC obscure double glazed door to:

ENTRANCE HALL

uPVC obscure double glazed window to front elevation. Radiator. Door to:

LOUNGE 5.66m x 3.45m (18'7 x 11'4)

uPVC double glazed bay window to front elevation. Radiator. Wall light points. Coving to ceiling. Tiled hearth. Television aerial point. Doors to kitchen and inner hallway.

KITCHEN 3.35m x 2.36m (11' x 7'9)

uPVC double glazed window to side elevation. Radiator. Fitted with a range of base and wall mounted units with roll top work surfaces over. Inset sink and drainer unit with mixer tap over. Integrated double oven and electric hob with extractor hood over. Plumbing for washing machine. Space for further white goods. Wall mounted Worcester combination boiler. Tiled flooring. uPVC obscure double glazed door leading to garden.

INNER HALLWAY

Access to loft storage space. Doors to bedrooms and bathroom.

BEDROOM ONE 3.56m x 3.25m (11'8 x 10'8)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.73m x 2.57m (12'3 x 8'5)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BATHROOM 2.21m x 1.83m (7'3 x 6)

uPVC obscure double glazed window to side elevation. Radiator. Three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Lawned frontage with small shrub borders. Pathway leading to the front door. Driveway providing off road parking leading to the garage.

GARAGE

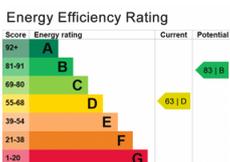
Metal up and over door. Courtesy door to rear. Power and light connected.

REAR GARDEN

Gardens to both side and rear of the property. Predominantly laid to lawn with a paved patio area and retaining wall with steps to further lawn area. Gated side access. Courtesy door to garage.

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.

5a Crabb Tree Drive, Off Billing Lane, Northampton NN3 5DR
£240,000 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).

5a Crabb Tree Drive, Off Billing Lane, Northampton NN3 5DR
£240,000 Freehold