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# Billing Road, Brafield on the Green, Northampton, NN7 1BL

£514,500 Detached

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**Platinum Trusted Service Award**

Based on service ratings over the past year feefo

Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

NICELY POSITIONED FOUR DOUBLE BEDROOM DETACHED HOUSE. Jackson Grundy are pleased to be instructed as the sole selling agents for this detached house with double garage nicely positioned with local village amenities close by.

## Features & Utilities

- ✓ Highly Regarded Village Location
- ✓ Three Reception Rooms
- ✓ Four Double Bedrooms
- ✓ Three Bathrooms
- ✓ Downstairs WC
- ✓ Double Width Driveway
- ✓ Double Garage
- ✓ Detached
- ✓ Viewing Highly Recommended

# Property Overview

NICELY POSITIONED FOUR DOUBLE BEDROOM DETACHED HOUSE. Jackson Grundy are pleased to be instructed as the sole selling agents for this detached house with double garage nicely positioned with local village amenities close by. The ground floor accommodation offers a welcoming entrance hall, newly fitted shower room, kitchen with space for breakfast bar, utility room with door to side aspect, two receptions and the fourth double bedroom/study. To the first floor a landing accessing three bedrooms, the master benefiting from an en-suite shower and there is a re-fitted family bathroom. Outside there is a double width driveway leading to a double garage, with access to the main garden which is half paved and half lawn. Early viewing advised. EPC Rating: D. Council Tax Band: E

## ENTRANCE HALL

Dogleg staircase rising to first floor landing. Wood laminate flooring. Deep understairs cupboard. Radiator.

## SHOWER ROOM

Double glazed window to front elevation. Ladder style radiator. Suite comprising shower cubicle, wash hand basin and WC in vanity unit. Abstract tiled flooring.

## STUDY/BEDROOM FOUR 4.32m x 2.29m (14'2 x 7'6)

Sealed unit double glazed window to front elevation. Radiator.

## KITCHEN 2.67m x 4.70m (8'9 x 15'5)

Two sealed unit double glazed windows to front elevation. Chrome ladder style radiator. Shaker style cream wall and base units. Work surfaces. Single drainer sink unit with mixer tap. Built in gas hob, high level double oven and extractor hood. Plumbing for dishwasher. Wood laminate flooring.

## UTILITY 1.56m x 2.99m (5'1 x 9'10)

Half glazed door to garden. Single drainer stainless steel sink unit. Cupboards and shelves. Wall mounted gas fired boiler.

## FAMILY ROOM 3.77m x 4.07m (12'5 x 13'4)

Two sealed unit double glazed windows to rear elevation. Radiator.

### **LOUNGE/DINING ROOM 3.77m x 6.47m (12'5 x 21'3)**

Sealed unit double glazed window to side elevation. Sealed unit double glazed windows and doors to conservatory. Radiator. Wood laminate flooring.

### **CONSERVATORY 2.25m x 3.84m (7'5 x 12'7)**

uPVC double glazed conservatory. French doors to garden. Wood laminate flooring.

### **FIRST FLOOR LANDING**

Skylight window to rear elevation. Radiator. Wood laminate flooring. Access to loft space. Airing cupboard.

### **BEDROOM ONE 3.61m x 3.96m (11'10 x 13'0)**

Sealed unit double glazed windows to side and rear elevations. Radiator. Wood laminate flooring. Built in wardrobes.

### **EN-SUITE 1.68m x 1.61m (5'6 x 5'4)**

Obscure sealed unit double glazed window to side elevation. Radiator. Suite comprising tiled shower cubicle, wash hand basin and WC set into vanity unit and counter top over.

### **BEDROOM TWO 2.91m x 3.81m (9'7 x 12'6)**

Sealed unit double glazed windows to side and front elevations. Radiator. Eaves storage space.

### **BEDROOM THREE 2.54m x 3.81m (8'4 x 12'6)**

Sealed unit double glazed windows to side and rear elevations. Radiator.

### **BATHROOM 1.68m x 2.65m (5'6 x 8'8)**

Sealed unit double glazed window to front elevation. Ladder style radiator. Suite comprising panelled bath, low level WC and wash hand basin in vanity unit.

### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn and shrubs. Double width driveway leading to garage. Side gate to garden.

## **DOUBLE GARAGE**

Two up and over doors. Power and light connected.

## **REAR GARDEN**

Paved and lawned. Log roll edges beds and borders. Enclosed by wooden panelled fencing. Courtesy door to garage.

## **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Yes

EV Car Charge Point – Yes

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – Ask Agent

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## **DRAFT DETAILS**

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

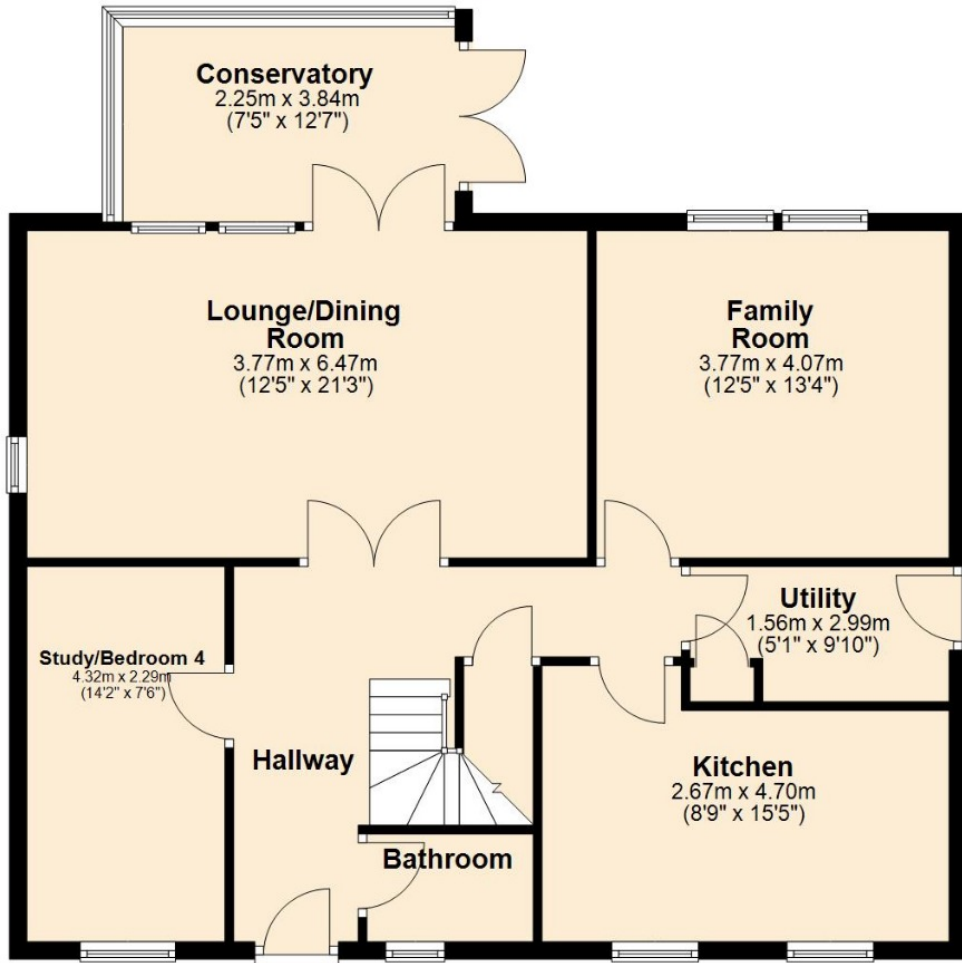
## AGENTS NOTES

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.

# Floorplan

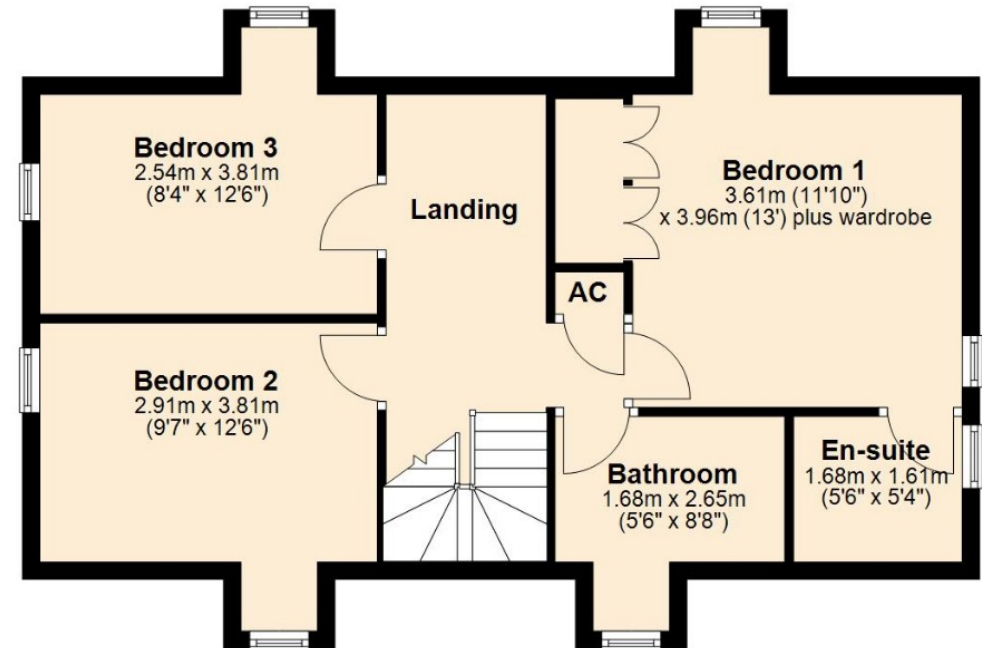
## Ground Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)



## First Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 155.4 sq. metres (1673.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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