

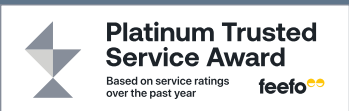


www.jacksongrundy.com

# Billing Road East, Abington, NN3 3LG

£640,000 Detached

5 3 3



Department: Sales

Tenure: Freehold

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## Property Summary

Set in one of Northampton's most sought after locations, just a short walk from Abington Park and Northampton School for Boys.

## Features & Utilities

- ✓ Extended Family Home
- ✓ Open Plan Kitchen / Dining / Family Room
- ✓ Five Bedrooms
- ✓ Two Reception Rooms
- ✓ Two En-suites
- ✓ Off Road Parking & Garage
- ✓ Private Rear Garden
- ✓ Workshop/Garden Office
- ✓ Popular Location
- ✓ Close To Northampton School For Boys

# Property Overview

Set in one of Northampton's most sought after locations, just a short walk from Abington Park and Northampton School for Boys. This impressive five bedroom detached home, built around the 1930s, offers a perfect balance of character and contemporary living, sympathetically extended by the current owners.

The ground floor is arranged around three main living spaces. A bright, dual aspect living room with wooden flooring and a log-burning stove creates a cosy yet elegant feel. Across the hall, the snug, currently used as a music room, features a large bay window and continued wooden flooring. To the rear, the extended kitchen dining family room is the heart of the home, complete with integrated appliances, a glass roof dining area with underfloor heating, and French doors opening onto the garden. A spiral staircase from here leads to the fifth bedroom with its own en-suite wet room. Beyond the kitchen is a utility room, cloakroom, and access to the garage.

Upstairs, the principal bedroom enjoys a bay window overlooking the front garden, fitted wardrobes, and a modern en-suite shower room. The second bedroom is a generous double with built-in storage, while bedrooms three and four are comfortable doubles. These are served by a contemporary family bathroom.

The property sits well back from the road behind a large lawned front garden with mature planting, trees, and a driveway for two cars. The rear garden offers privacy and space, featuring a paved terrace off the kitchen, a lawn with gravel path, and well-stocked borders. At the far end is a recently constructed outbuilding with a log-burning stove-perfect as a workshop, home office, gym, or playroom-alongside an additional shed.

EPC Rating TBC. Council Tax Band E.

## GROUND FLOOR

## ENTRANCE HALL

## CLOAKROOM WC

SNUG

SITTING ROOM

KITCHEN / DINING ROOM

FIRST FLOOR

LANDING

BEDROOM ONE & ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE & ENSUITE

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

WORKSHOP / GARDEN OFFICE

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

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, Driveway, 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

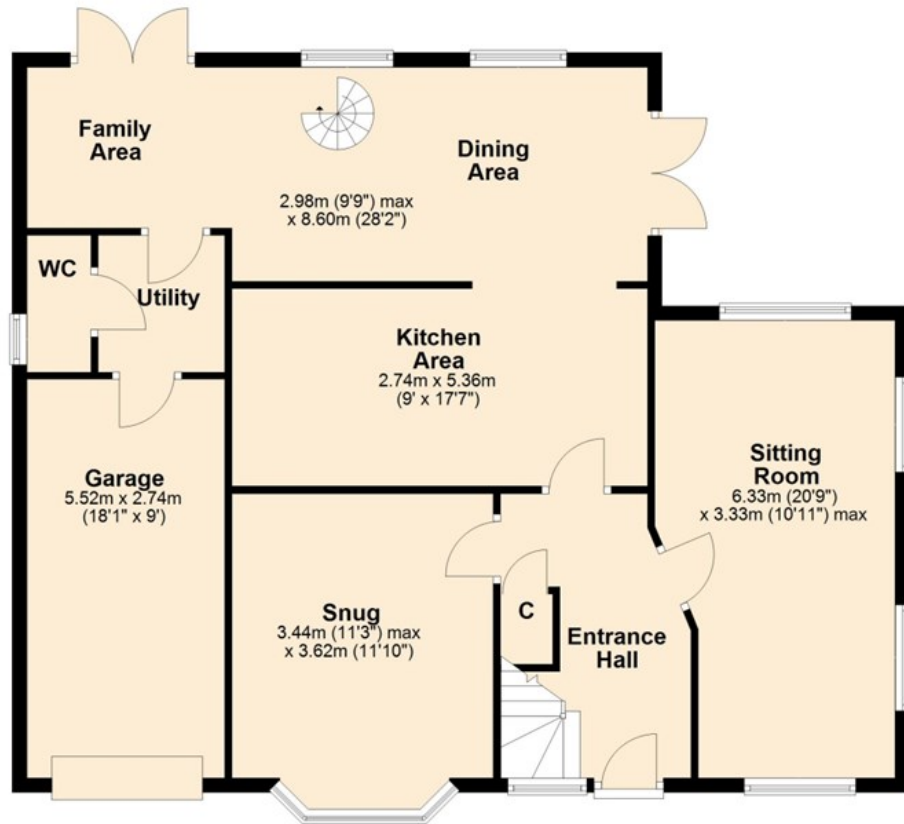
## AGENTS NOTES

i Viewings by appointment only through us 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

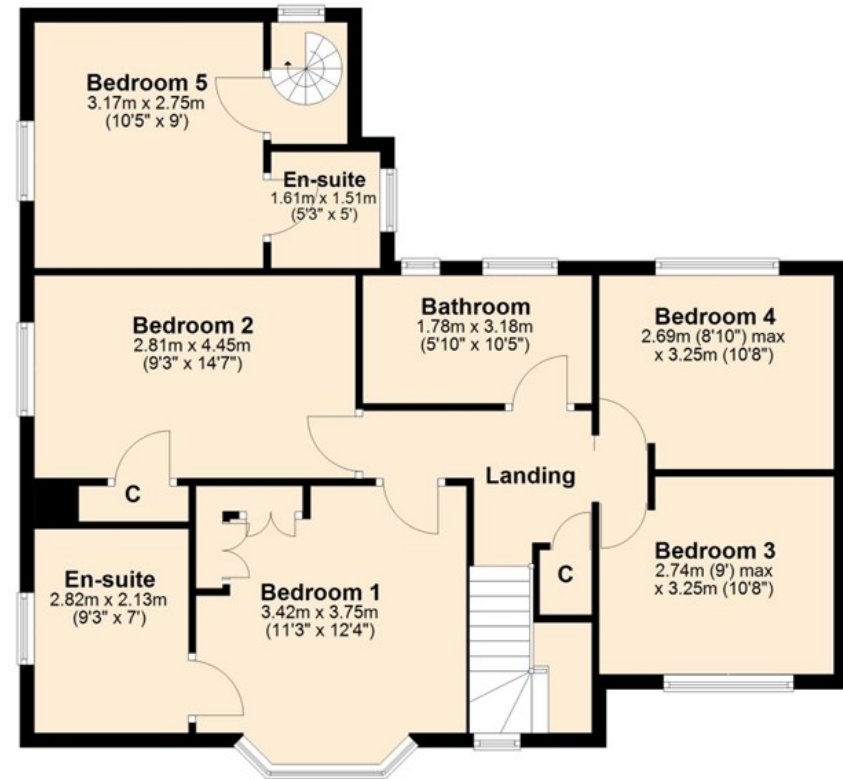
purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have 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



## First Floor





# 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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