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Cattle Hill, Great Billing Village, NN3 9DU

£425,000 Cottage

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Department: Sales

Tenure: Freehold



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Property Summary

A well presented detached character cottage, situated within the sought after location of Great Billing Village.

Features & Utilities

- ✓ Well Presented Detached Character Property
- ✓ Sought After Location
- ✓ Two Reception Rooms
- ✓ Four Bedrooms
- ✓ Shower Room & Bathroom
- ✓ Viewing Is Recommended To Appreciate Size & Location



Property Overview

A well presented detached character cottage, situated within the sought after location of Great Billing Village. The accommodation comprises storm porch, entrance hall, shower room, lounge, dining room, kitchen/breakfast room, four bedrooms and bathroom. Outside there are gardens to the front, side and rear with outbuildings and potential for off road parking (subject to relevant planning regulations). EPC Rating: TBC. Council Tax Band: F

ENTRANCE HALL

Storm porch. Single glazed part obscure glazed entrance door, with full length single glazed obscure glazed window. Ceramic tiled floor. Exposed stone wall. Storage cupboard. Inset ceiling lights. Steps to dining room. Doors to shower room and kitchen/breakfast room.

SHOWER ROOM

Heated towel rail. Suite comprising shower cubicle, wash hand basin and WC. Extractor fan. Inset ceiling lights. Fully tiled walls. Ceramic tiled floor.

KITCHEN/BREAKFAST ROOM 4.01m x 3.78m (13'1" x 12'4")

Double glazed leaded windows to side and front elevations. Fitted with a range of wall and base units with work surfaces over. Belfast sink with mixer tap. Built in dishwasher. Plumbing for washing machine. Space for Range cooker with cooker hood over. Radiator. Part tiled walls. Inset ceiling lights. Double glazed part leaded glazed stable door to garden.

DINING ROOM 4.48m x 3.82m (14'8" x 12'6")

Double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Leading to:

LOUNGE 4.81m x 3.83m (15'9" x 12'6")

Double glazed leaded windows to front and side elevations. Two radiators. Exposed brick chimney breast housing wood burner and hearth.

FIRST FLOOR LANDING

Split level with doors to bedrooms 2, 3 and 4 and steps up to bedroom one, bathroom and walk in storage cupboard.

BEDROOM ONE 3.55m x 4.11m (11'7" x 13'5")

Double glazed leaded window to side elevation. Radiator. vaulted ceiling.

BEDROOM TWO 3.81m x 2.90m (12'6" x 9'6")

Double glazed leaded window to front elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.63m x 3.83m (8'7" x 12'6")

Double glazed leaded window to front elevation. Radiator.

BEDROOM FOUR 1.98m x 1.87m (6'5" x 6'1")

Double glazed leaded window to front elevation. Radiator.

BATHROOM

Double glazed obscure leaded window to front elevation. Heated towel rail. Suite comprising corner bath, wash hand basin and WC. Part tiled walls. Inset ceiling lights.

OUTSIDE

FRONT GARDEN

Part stone walling, enclosed with well stocked borders with mature shrubs and paved area.

SIDE & REAR GARDENS

Stone wall enclosed with gated side access. Paved patio areas with lawned area. Well stocked bed. Outside lighting. Timber summerhouse on a concrete base (scope for a home office)Shed/Utility Room: Double glazed window. Base units with work surface over. Additional garden area which is enclosed by stone walling and has a stone outbuilding and covered seating area which gives scope for off road parking (subject to relevant planning regulations).

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band F
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 – Central Heating, Gas Central Heating
Parking – No Parking Available
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

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





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.

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