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Fishers Close, Little Billing, NN3 9SR

£365,000 Detached

4 1 1



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Department: Sales

Tenure: Freehold



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Property Summary

Located on a quiet cul de sac within the popular area of Little Billing, this four bedroom detached family home boasting ample off road parking, garage, two separate reception rooms and a landscaped private garden.

Features & Utilities

- ✓ Generous Corner Plot
- ✓ Four Bedrooms
- ✓ Detached Family Home
- ✓ Off Street Parking For Three/Four Vehicles
- ✓ Garage
- ✓ Well Presented Front and Rear Gardens

Property Overview

Located on a quiet cul de sac within the popular area of Little Billing, this four bedroom detached family home boasting ample off road parking, garage, two separate reception rooms and a landscaped private garden. In brief the accommodation comprises entrance hall, WC, lounge, dining room, kitchen and utility room. First floor landing, four bedrooms and a bathroom. Outside offers front and rear gardens a single garage with light and power connected. EPC Rating: TBC. Council Tax Band: D.

ENTRANCE HALL

Double glazed door to front of house. Radiator. Doors to WC and lounge.

WC

Double glazed window to side elevation. Wash hand basin. WC.

LOUNGE 4.91m x 4.72m (16'1" x 15'6")

Double glazed window to front elevation. Radiator. Electric fireplace. Stairs leading to landing.

DINING ROOM 3.39m x 3.01m (11'1" x 9'11")

Double glazed patio door to rear elevation. Radiator

KITCHEN 3.39m x 3.18m (11'1" x 10'5")

Double glazed window to rear elevation. Radiator. Stainless steel sink one and a half bowl sink. Gas hob. Electric oven. Wall mounted and base units with work surface over. Part tiled.

UTILITY

Double glazed door to side elevation. Space for fridge freezer and washing machine. Wall mounted boiler.

FIRST FLOOR LANDING

Doors leading to all rooms.

BEDROOM ONE 3.41m x 3.73m (11'2" x 12'3")

Double glazed window to rear elevation. Radiator. Two storage cupboards.

BEDROOM TWO 4.18m x 3.06m (13'9" x 10'0")

Double glazed window to front elevation. Radiator. Walk in storage cupboard.

BEDROOM THREE 2.79m x 3.25m (9'2" x 10'8")

Double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.46m x 2.62m (8'1" x 8'7")

Double glazed window to rear elevation. Storage cupboard.

BATHROOM 2.06m x 1.67m (6'9" x 5'6")

Double glazed window to side elevation. Wash hand basin. WC. Bath with shower over. Fully tiled.

OUTSIDE**FRONT**

Driveway for three/four vehicles as well as a single garage. Lawned with mature shrubs. Side gated access.

REAR

Landscaped. Lawn with mature hedges and trees. Pond. Paved seating area. Flower beds along boundary. Rear access to garage.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

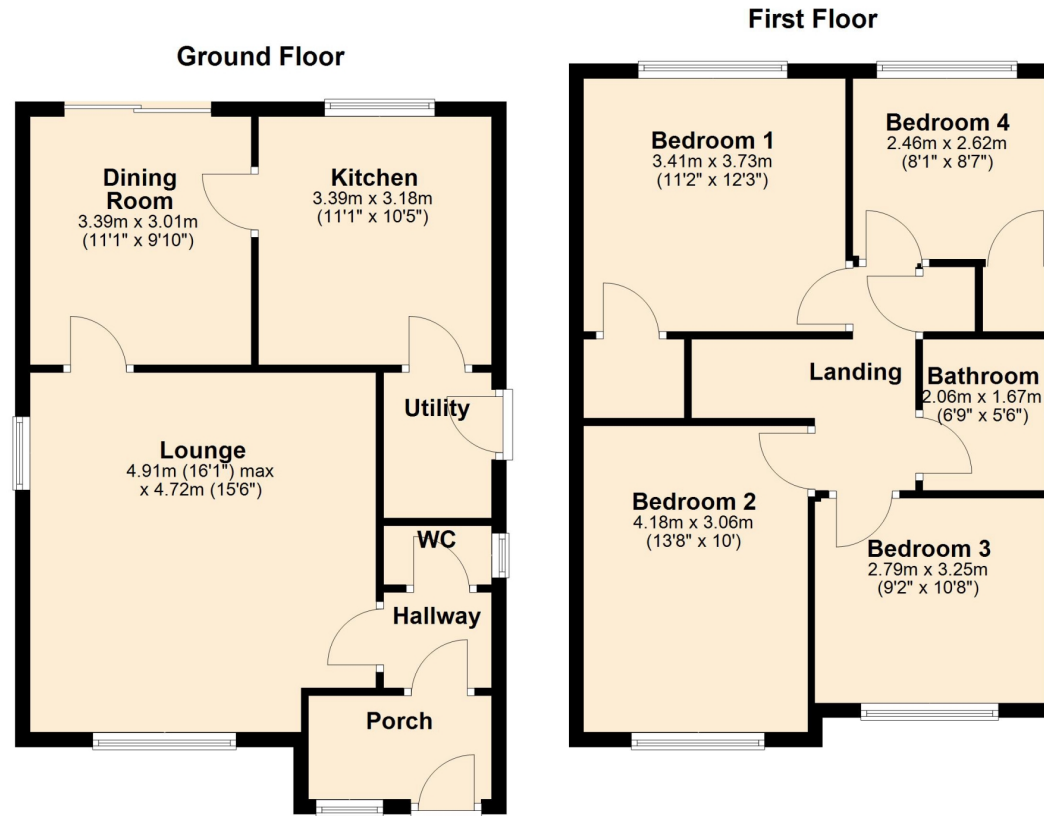
Tenure – Freehold

Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band D
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, Single 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





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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