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# Glade Close, Little Billing, NN3 9SN

£265,000 Detached

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Excellently presented three bedroom detached house situated in the popular village of Little Billing

## Features & Utilities

- ✓ NO CHAIN
- ✓ Garage
- ✓ Detached Family Home
- ✓ Driveway
- ✓ Refitted Kitchen
- ✓ Quiet Cul De Sac Location
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing

# Property Overview

Jackson Grundy are delighted to bring to the market this excellently presented three bedroom detached house situated in the popular village of Little Billing. The property comprises entrance hall, kitchen/dining room, WC and lounge. The first floor has three bedrooms and a family bathroom. The property would make an excellent home. Please call today to arrange an internal inspection. EPC Rating: D. Council Tax Band: C

## ENTRANCE

Enter via UPVC door to front elevation. Radiator. Stairs to first floor.

## WC

uPVC double glazed window to front elevation. Radiator. Low level WC and wash hand basin. Partially tiled.

## LOUNGE 4.91m x 3.35m (16'1" x 10'12")

uPVC double glazed windows to front and rear elevation. Two radiators. Television point. Feature fireplace.

## KITCHEN/DINING ROOM 4.58m x 3.22m (15'0" x 10'7")

### Kitchen Area

uPVC double glazed window and door to rear elevation. Fitted with a range of contemporary base level and wall mounted units with work surfaces over. Sink and drainer with mixer tap. Built in appliances to include oven, induction hob and extractor canopy. Space for fridge freezer and washing machine. Wall mounted gas boiler. Understairs storage cupboard.

### Dining Area

uPVC double glazed window to front elevation. Telephone point.

## FIRST FLOOR LANDING

uPVC double glazed to rear elevation. Airing cupboard.

## BEDROOM ONE 3.30m x 3.39m (10'10" x 11'1")

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

### **BEDROOM TWO 2.43m x 3.26m (7'12" x 10'8")**

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

### **BEDROOM THREE 2.13m x 2.34m (6'12" x 7'8")**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

uPVC double glazed window to rear elevation. Radiator. Fitted suite comprising; low level WC, wash hand basin, panelled bath with shower over. Partially tiled.

### **OUTSIDE**

#### **FRONT**

Driveway to garage. Steps leading to front door. Gravelled frontage.

#### **GARAGE**

Up and over door. Power and light connected.

#### **REAR**

Fenced boundary. Grass lawn with mature trees and bushes. Paved seating area. 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 C  
EPC Rating – D  
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 – 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

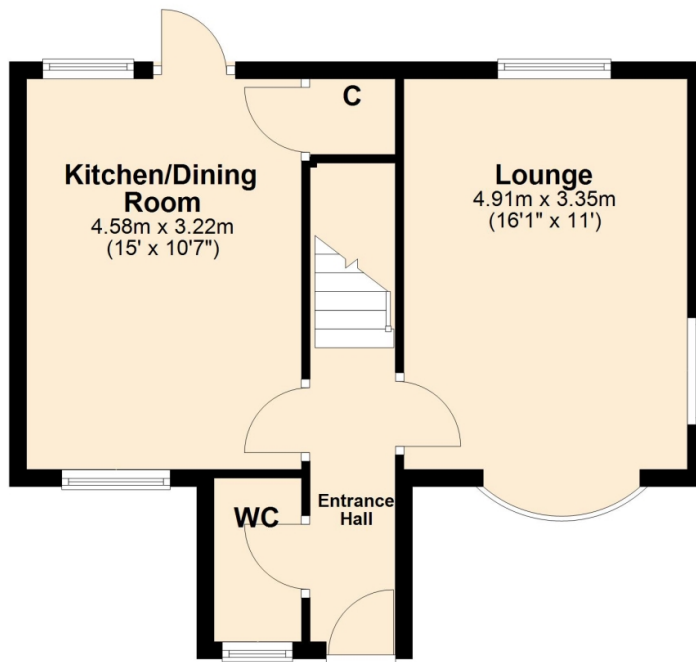
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

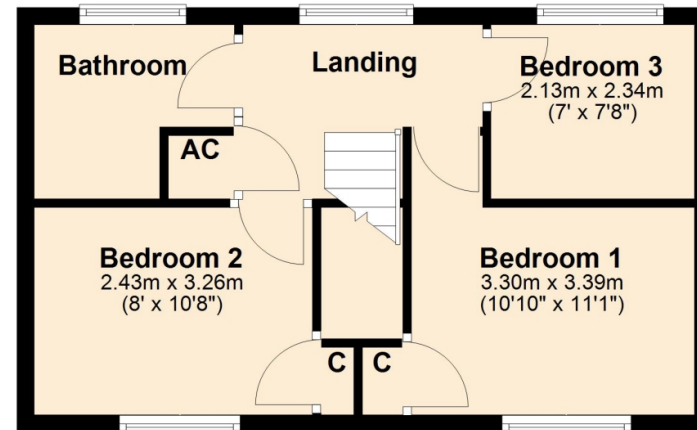
## Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.8 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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