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# Hillmorton Lane, Lilbourne, CV23 0SS

£280,000 - Offers Over Semi-Detached



Department: Sales

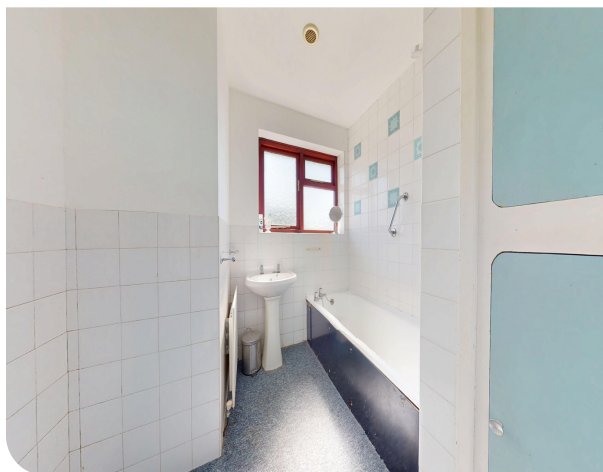
Tenure: Not Specified

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## Property Summary

Introducing this spacious three bedroom, semi detached home, located on a peaceful country road in the sought after village of Lilbourne.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached House
- ✓ No Onward Chain
- ✓ Off Road Parking
- ✓ Desirable Village Location
- ✓ Well Proportioned Throughout
- ✓ Potential to Renovate & Extend
- ✓ Garage
- ✓ 80ft Rear Garden
- ✓ Downstairs WC

# Property Overview

Introducing this spacious three bedroom semi detached home, located on a peaceful country road in the sought after village of Lilbourne. The property features a 21ft+ lounge/diner and an 16ft+ kitchen. Additionally, there is an entrance hall, a ground-floor cloakroom, three bedrooms, and a bathroom. Outside, is a driveway with access to garage and a generous, garden at the back, complete with substantial outbuilding equipped with power and lighting. EPC Rating: D. Council Tax Band: C.

## PORCH

Entrance via composite door. Access to hallway. Carpeted

## ENTRANCE HALL

Wood framed single glazed door. Carpeted. Access to kitchen, lounge and WC. Stairs raising to first floor. Storage cupboard.

## LOUNGE 6.17m x 3.40m (20'3" x 11'2")

Wooden framed double glazed window to front elevation. Radiator. Carpeted. Access to conservatory.

## DINING ROOM 2.41m x 3.40m (7'11" x 11'2")

uPVC double glazed window to rear elevation. Radiator. Carpeted. Access to conservatory.

## CONSERVATORY 2.34m x 3.40m (7'8" x 11'2")

uPVC double glazed window to front and side elevation. uPVC French doors to rear elevation. Tiled flooring.

## KITCHEN 4.88m x 3.35m (16' x 11')

uPVC double glazed windows to side and rear elevation. uPVC double glazed window to rear elevation. Radiator. A range of base and wall mounted units. Space for white goods. Stainless steel sink. Tiled flooring.

## WC

uPVC double glazed window to side elevation. Low level WC. Wash hand basin. Heated towel rail. Vinyl flooring.

## FIRST FLOOR LANDING

uPVC obscure double glazed window to side elevation. Access to:

## BEDROOM ONE 3.43m x 3.63m (11'3" x 11'11")

uPVC double glazed window to front elevation. Radiator. Carpeted. Built in storage cupboard.

## BEDROOM TWO 3.33m x 3.38m (10'11" x 11'1")

uPVC double glazed window to rear elevation. Radiator. Carpeted.

## BEDROOM THREE 2.36m x 3.15m (7'9" x 10'4")

uPVC double glazed window to front elevation. Radiator. Carpeted. Built in storage cupboard.

## BATHROOM 2.44m x 2.34m (8' x 7'8") Maximum

uPVC double glazed window to rear elevation. Radiator. Wash hand basin. Bath with shower over. Built in storage cupboard. Full height tiling.

## WC

uPVC double glazed window to rear elevation. Low level WC. Tiled flooring.

## OUTSIDE

### FRONT

Driveway for multiple off road parking. Access to front door and integrated garage.

### REAR GARDEN

Patio area. Mainly laid to lawn. Enclosed by wooden panelled fencing. Mature borders. Gated side access.

## MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Ask Agent



Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band C  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – No Gas  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Oil Heating  
Parking – Parking, Off-street, 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 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.

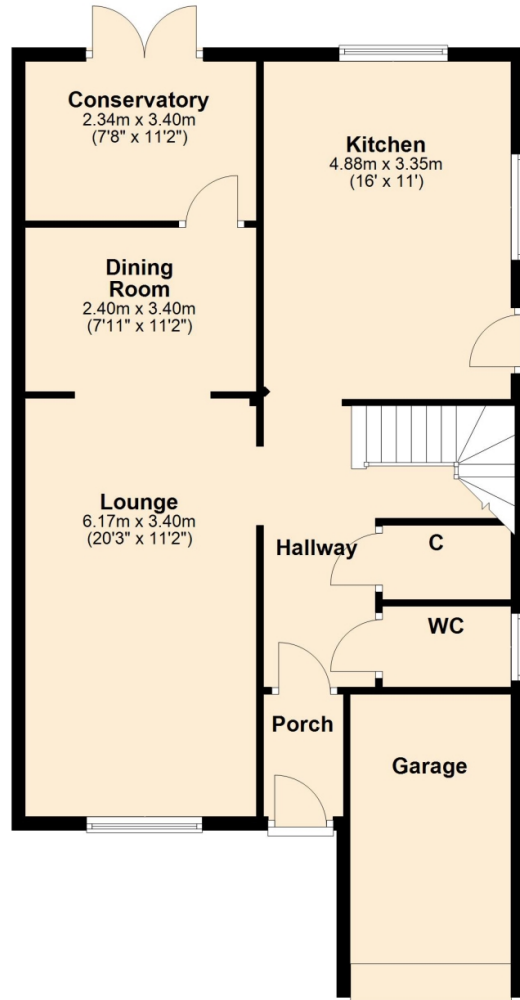




# Floorplan

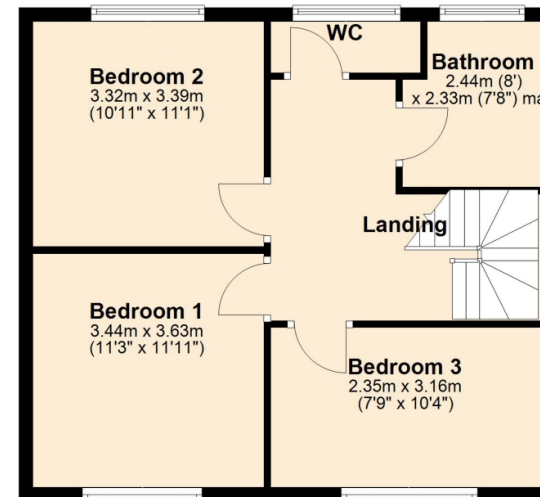
## Ground Floor

Approx. 83.6 sq. metres (899.5 sq. feet)



## First Floor

Approx. 51.4 sq. metres (552.7 sq. feet)



Total area: approx. 134.9 sq. metres (1452.3 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.

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