



www.jacksongrundy.com

Knights Court, Little Billing, NN3 9AT

£250,000 Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Jackson Grundy bring to the market a rarely available three bedroom link detached property offering lots of potential.

Features & Utilities

- ✓ No Chain
- ✓ Detached Family Home
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Conservatory
- ✓ Garage



Property Overview

Jackson Grundy bring to the market a rarely available three bedroom link detached property offering lots of potential. The accommodation comprises entrance hall, WC, kitchen, lounge and dining area. The first floor has three bedrooms and a bathroom. The rear has an enclosed garden and the front has a driveway. Early viewings are highly recommended, please call to arrange your internal inspection. EPC Rating: D. Council Tax Band: C

HALL

Double glazed entrance door. Radiator. Staircase rising to first floor landing.

WC

Double glazed skylight window. Suite comprising wash hand basin and WC.

LOUNGE AREA 4.04m x 3.51m (13'3" x 11'6")

Double glazed window and door to front elevation. Radiator. TV point.

DINING AREA 3.51m x 2.77m (11'6" x 9'1")

Radiator. French doors to rear garden.

KITCHEN 3.43m x 2.54m (11'3" x 8'4")

Double glazed windows to side and rear elevations. Wall and base units. Sink and drainer. Space for dishwasher. Radiator. Space for cooker, washing machine and fridge.

FIRST FLOOR LANDING

Double glazed window to side elevation. Airing cupboard. Access to loft space.

BEDROOM ONE 3.78m x 2.83m (12'4" x 9'3")

Double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.79m x 3.00m (9'1" x 9'10")

Double glazed window to front elevation. Radiator. Storage cupboard.

BEDROOM THREE 2.55m x 2.48m (8'4" x 8'1")

Double glazed window to rear elevation. Radiator. Built in units.

BATHROOM

Double glazed window to front elevation. Suite comprising wash hand basin, WC and shower cubicle.

OUTSIDE

FRONT GARDEN

Block paved off road parking for four cars. Ramp access to front door.

GARAGE

Up and over door. Power and light connected. Boiler.

REAR GARDEN

Enclosed by wooden fencing. Paved area. Mature trees and shrubs.

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, Gas Heating
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 restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

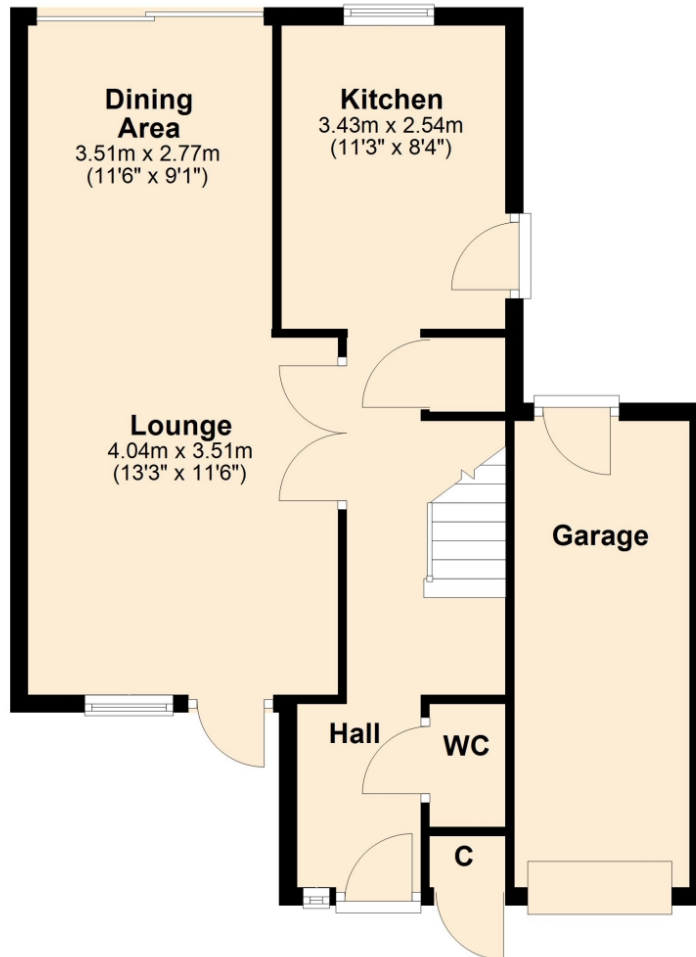
AGENTS NOTES

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

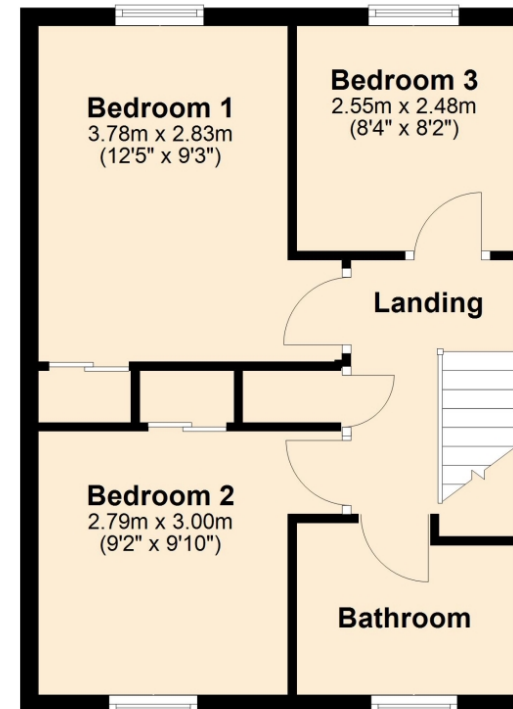
Ground Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 102.7 sq. metres (1105.6 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

