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Longford Avenue, Little Billing, NN3 9HN

£270,000 Detached

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Department: Sales

Tenure: Freehold



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Property Summary

A well presented extended linked detached property situated within the popular Little Billing area of Northampton.

Features & Utilities

- ✓ Well Presented Linked Detached Property
- ✓ Kitchen/Dining Room with Built in Appliances
- ✓ Conservatory/Utility Room
- ✓ Three Bedrooms
- ✓ No Chain
- ✓ Viewing is Recommended

Property Overview

A well presented extended linked detached property situated within the popular Little Billing area of Northampton. Accommodation comprises entrance hall, lounge, kitchen/dining room, conservatory, utility area, three bedrooms and shower room. Outside there is a garden to rear and blocked paved frontage providing off road parking for several vehicles and a garage. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE HALL

Obscure double glazed door to front elevation. Radiator. Stairs to first floor. Alarm Panel. Door to lounge.

LOUNGE 4.60m x 3.66m (15'1" x 12')

Double glazed window to front elevation. Radiator. Fire surround with electric fire. Obscure glazed door to:

KITCHEN/DINING ROOM 3.08m x 4.60m (10'1" x 15'1")

Double glazed window to rear elevation. Double glazed French door to garden. Radiator. Fitted wall mounted and base units with work surface over. Built in gas hob, electric oven with cooker hood, fridge freezer and slimline dishwasher. Sink with mixer tap and drawers. Ceiling coving. Tiled splashbacks. Understairs storage cupboard. Door to garage.

CONSERVATORY/UTILITY AREA 3.79m x 2.72m (12'5" x 8'11")

uPVC windows to side and rear elevation and a brick construction. Double glazed French doors to garden. Fitted base and wall mounted units with work surface over. Plumbing for washing machine and space for tumble dryer and fridge freezer.

FIRST FLOOR LANDING

Double glazed window to side elevation. Storage cupboard. Loft access.

BEDROOM ONE 3.75m x 2.54m (12'3" x 8'4")

Double glazed window to front elevation. Radiator. Ceiling coving. Built in wardrobe.

BEDROOM TWO 3.10m x 2.54m (10'2" x 8'4")

Double glazed window to rear elevation. Radiator. Built in wardrobe. Ceiling coving.

BEDROOM THREE 1.96m x 1.91m (6'5" x 6'3")

Double glazed window to front elevation. Radiator. Built in cupboard over bulk head.

SHOWER ROOM 1.93m x 1.93m (6'4" x 6'4")

Obscure double glazed window to rear elevation. Shower cubicle. Wash hand basin. WC. Heated towel rail. Partly tiled walls. Ceiling coving.

OUTSIDE

FRONT GARDEN

Open plan blocked paved frontage providing off road parking for several vehicles.

REAR GARDEN

Fully enclosed with side gated access. Paved patio area with steps to a paved and gravelled garden with pergola over.

GARAGE

Obscure double glazed door to utility room. Up and over door. Power and lighting. Wall mounted combination boiler.

GARDEN

Additional garden with raised beds and bark chippings and two storage sheds. Potting shed to the side. Outside tap and electrics.

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 – 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, 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

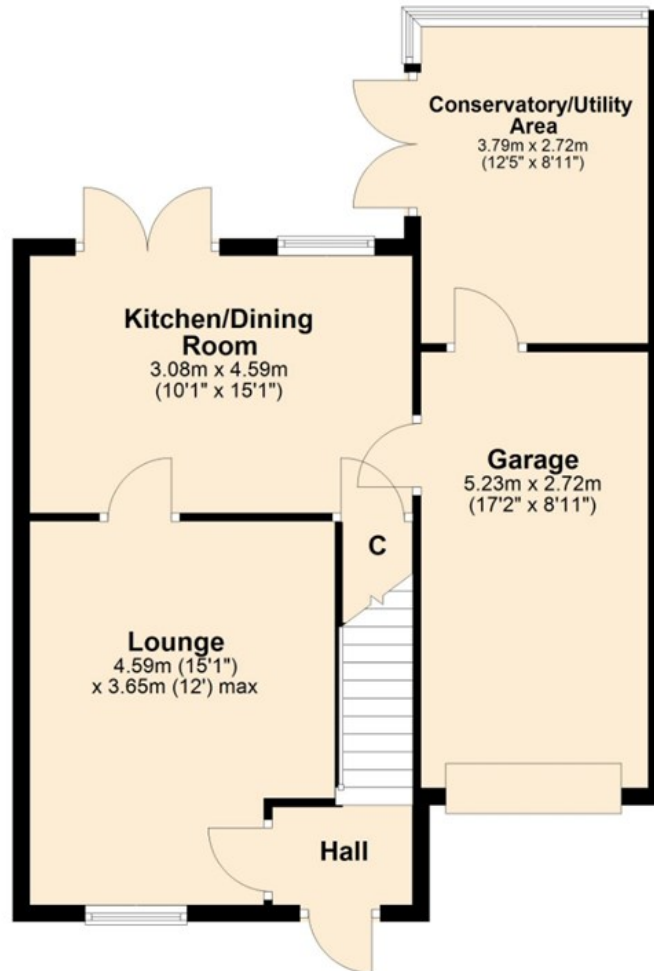
AGENTS NOTES

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

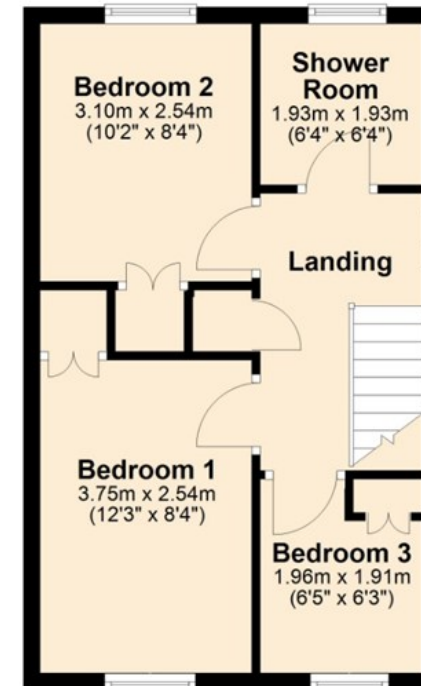
Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.1 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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