

www.jacksongrundy.com

# Monorfield Close, Little Billing, NN3 9SP

£250,000 End of Terrace











**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

A refurbished and extended two bedroom end of terrace property, nicely situated in a cul-de-sac in Little Billing.

## **Features & Utilities**

- ✓ Extended Two bedroom End of Terrace Property
- ✓ Large Kitchen/Dining Room
- ✓ Beautifully Maintained Garden
- ✓ Garage & Driveway
- ✓ Refitted Shower Room
- ✓ Side Access





## **Property Overview**

A refurbished and extended two bedroom end of terrace property, nicely situated in a cul-de-sac in Little Billing. The property benefits from an 18ft extended kitchen/dining room with French doors opening onto the landscaped rear garden, two double bedrooms, refitted shower room, garage and driveway. In our opinion an internal viewing is highly advised. Accommodation in brief comprises entrance hall, lounge, kitchen/diner, two bedrooms and a refitted shower room. Both front and rear gardens are immaculately maintained and the rear garden benefits from not being directly overlooked. In addition the property is full uPVC double glazed and has gas central heating with Hive controls (boiler replaced 2016), cable television and superfast broadband connections. EPC Rating C. Council Tax Band: B.

#### **ENTRANCE HALL**

Entry gained via double glazed door. Two uPVC double glazed windows to rear and side elevations. Radiator. Door to:

## LOUNGE 5.13m x 3.71m (16'10" x 12'2")

uPVC double glazed window to front elevation. uPVC double glazed window to side elevation. Two radiators. Feature fireplace with tiled hearth and wooden surround. (There is a gas fire which is decommissioned and currently not in use). Open plan stairs to first floor landing. Door to:

## KITCHEN/DINING ROOM 5.51m x 3.71m (18'1" x 12'2")

An extended and refitted kitchen/dining room comprising of a range of wall mounted and base level units and drawers with wood effect work surface over. On and a half bowl sink and drainer unit with electric mixer tap over. Featuring under pelmet lighting. Tiled floor with further tiling to splashback areas. Integrated appliances to include Smeg double oven, hob and extractor canopy, fridge freezer and dishwasher. Washing machine. Breakfast bar. Recessed spotlighting.

#### **DINING AREA**

uPVC double glazed window to side elevation. Tiled floor. Space for table and chairs. French doors to rear garden.

#### FIRST FLOOR LANDING

Doors to connecting rooms.







## BEDROOM ONE 2.92m x 3.71m (9'7" x 12'2")

uPVC double glazed window to rear elevation. Radiator. Fitted furniture to include wardrobes to one wall, beside cabinet and overhead cupboards. Storage cupboard. Access to loft space via extended ladder.

## BEDROOM TWO 2.67m x 3.71m (8'9" x 12'2")

uPVC double glazed window to front elevation. Radiator. Another double bedroom with fitted wardrobes and overhead storage cupboards. Cupboard housing combination boiler (installed 2016). airing cupboard with shelves and handing rails.

## SHOWER ROOM 2.39m x 1.40m (7'10" x 4'7")

Obscure uPVC double glazed window ot side elevation. Radiator. Refitted double shower. Low level WC. Wash hand basin. Tiling floor to ceiling. Bathroom cabinet.

#### **OUTSIDE**

#### FRONT GARDEN

A lawned frontage enclosed by conifer hedging with steps to the front door. Gated pedestrian access to the rear garden. Block paved driveway to the side of the property providing off road parking for two vehicles and in turn leading to the garage.

## **GARAGE**

A single garage with light and power connected. Access via metal up and over door. Driveway to front of the garage providing off road parking for two vehicles.

### **REAR GARDEN**

An immaculately tended landscaped rear garden which benefits from an easterly outlook. The garden features two lawned areas with two patio seating areas. In addition there are colourful mature shrub and flower borders, a hardwood summerhouse and shed.

#### **DRAFT DETAILS**

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







#### MATERIAL INFORMATION

Type - End Of Terrace

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band B

EPC Rating - C

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

Mining Risks - Ask Agent

Restrictions - Ask Agent

Obligations - Ask Agent

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







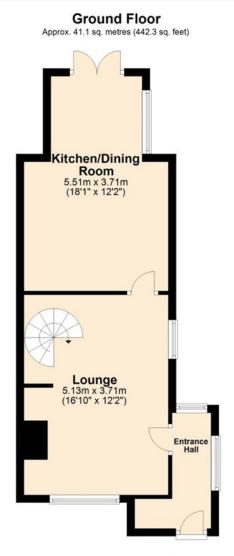
purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have 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



First Floor
Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 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





