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# Station Mews, Great Billing, Northampton, NN3 9HB

£400,000 Detached

4 2 2



**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](mailto:westonfavell@jacksongrundy.co.uk)





## Property Summary

Jackson Grundy are delighted to bring to the market a rarely available and excellently presented four bedroom detached property with detached garage.

## Features & Utilities

- ✓ Excellently Presented
- ✓ Cul-de-Sac Location
- ✓ Popular Village
- ✓ En-Suite to Bedroom One
- ✓ Great Family Home
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Access to A45 and A43

# Property Overview

Jackson Grundy are delighted to bring to the market a rarely available and excellently presented four bedroom detached property with detached garage situated in the ever popular village of Great Billing. The property comprises entrance hall, study, dining room, lounge, WC, kitchen/breakfast room and utility room. The first floor has an en-suite to bedroom one. A further three double bedrooms and a family bathroom. The rear has an enclosed garden and the front has a driveway for two vehicles. Early viewings are highly recommended call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: E.

## ENTRANCE

uPVC double glazed door to front and frosted glass. Radiator. Hallway leading to doors to rooms. Stairs to first floor. Storage cupboard. Coving. Karndean flooring.

## DINING ROOM 3.80m max x 3.17m (12'6 x 10'5)

uPVC double glazed bay window to front elevation. Radiator. Coving. Wooden flooring.

## WC

Low level WC. Basin with cupboard underneath. Radiator. Karndean flooring. Extractor fan.

## KITCHEN/BREAKFAST ROOM 3.27m x 3.00m (10'9 x 9'10)

uPVC double glazed window to rear elevation. Radiator. Base and wall mounted units. Square top wooden work surfaces. Five ring gas hob. Electric fan oven. Extractor hood over. Stainless steel sink and half drainer. Built in dishwasher and fridge. Tiled splash backs. Karndean flooring. Spotlights.

## UTILITY 1.58m x 2.32m (5'2 x 7'7)

Frosted uPVC double glazed door to side access. Radiator. Floor to ceiling cupboard. Wine rack. Karndean flooring. Spots lights. Space for washing machine, tumble dryer and fridge freezer.

## OFFICE 1.93m x 3.26m (6'4 x 10'8)

uPVC double glazed window to front elevation. Radiator. Coving. Electric fuse box. Wooden flooring.

### **LOUNGE 5.10m x 3.20m (16'9 x 10'6)**

uPVC double glazed window to side elevation. uPVC double glazed French doors to rear elevation. Radiator. Wooden floor. Coving. Gas fire with marble hearth and wooden surround.

### **LANDING**

uPVC double glazed window to rear elevation. Radiator. Doors leading to rooms. Storage cupboard. Coving. Loft hatch. No loft ladder. Wooden flooring.

### **BEDROOM FOUR 2.25m x 3.34m (7'4 x 10'11)**

uPVC double glazed window to front elevation. Radiator. Coving. Built in cupboard. Wooden floor.

### **BEDROOM TWO 2.64m x 3.33m (8'8 x 10'11)**

uPVC double glazed window to front elevation. Radiator. Coving. Wooden flooring.

### **BEDROOM THREE 2.95m x 3.17m (9'8 x 10'5)**

uPVC double glazed window to rear elevation. Radiator. Coving. Built in cupboard. Wooden flooring.

### **BEDROOM ONE 3.67m x 3.20m (12' x 10'6)**

uPVC double glazed to rear elevation. Radiator. Coving. Wooden flooring.

### **EN-SUITE 1.46m x 1.53m (4'9 x 5')**

Frosted uPVC double glazed window to side elevation. Double shower. Glass screen. Basin with cupboard under with mixer tap. Low level WC. Tiled splash back. Radiator. Extractor fan.

### **BATHROOM 1.68m x 1.85m (5'6 x 6'1)**

Frosted uPVC double glazed window to front elevation. Radiator. Low level WC. Wall held basin with cupboard under. Panel bath with mixer tap and shower over. Glass screen. Tiled splash back . Extractor fan.

### **OUTSIDE**

### **FRONT**

Steps with hand rail to front door. Shrub and flower bed borders. Driveway. Brick path. Gated access to garden. EV car charger.

## REAR

Patio area. Steps to lawn. Shrub and flower bed borders. Panelled fence surround. Water tap.

## GARAGE

Brick built pitched roof. Door leading to garden. Power and light.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

## DRAFT DETAILS

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

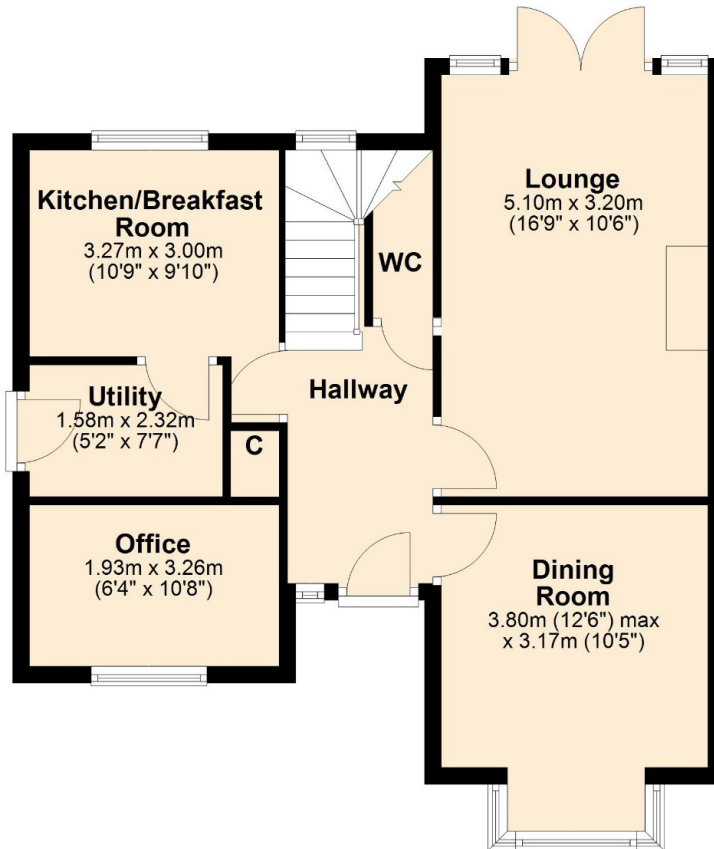
### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

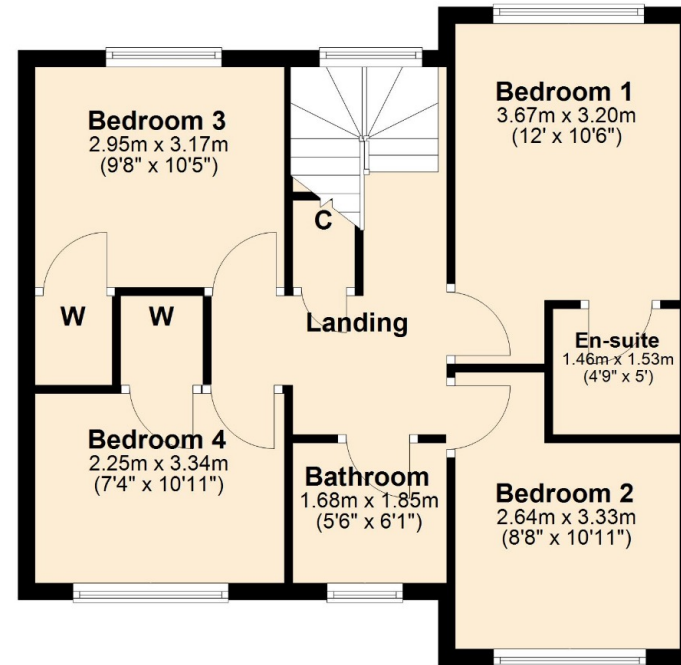
## Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



## First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 108.0 sq. metres (1162.3 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.

[www.jacksongrundy.com](http://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

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