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Station Road, Great Billing, Northampton, NN3 9DS

£290,000 Semi-Detached

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**Platinum Trusted
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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well presented extended semi detached property, benefitting from a larger than average garage.

Features & Utilities

- ✓ Well Presented Extended Semi Detached
- ✓ Lounge and Family Room
- ✓ Kitchen/Diner
- ✓ Two Double Bedrooms
- ✓ Potential For Further Extension (Subject To Relevant Regulations)
- ✓ Viewing Is Recommended



Property Overview

A well presented extended semi detached property, benefitting from a larger than average garden. The accommodation comprises entrance area, lounge, kitchen, dining area, family room, cloakroom, two double bedrooms and a shower room. Outside there is a garden to the rear and gravelled frontage providing off road parking for several vehicles. EPC Rating: TBC. Council Tax Band: B

ENTRANCE AREA

Double glazed part glazed entrance door. Double glazed window to side elevation. Staircase rising to first floor landing. Leading to lounge.

LOUNGE 4.37m x 3.87m (14'4 x 12'9)

Double glazed window to front elevation. Radiator. Multi fuel burner with hearth. Coving. Understairs storage cupboard. Glazed door to kitchen.

KITCHEN 2.36m x 4.75m (8'9 x 15'7)

Double glazed obscure glazed window to side elevation. Radiator. A range of wall and base units with work surfaces over. Stainless steel sink and drainer. Neff induction hob with filter hood over. Neff high level double oven, dishwasher, and freezer. Plumbing for washing machine and space for tumble dryer. Inset ceiling lights. Opening to dining room.

DINING ROOM 2.47m x 2.92m (8'1 x 9'7)

Double glazed full length windows to garden. Double glazed French doors to garden. Radiator. Coving. Leading to:

FAMILY ROOM 3.59m x 3.99m (11'9 x 13'1)

Double glazed full length windows to rear elevation. Double glazed French doors. Double glazed window to side elevation. Tiled floor. Multi fuel burner. Radiator.

CLOAKROOM

Double glazed obscure glazed windows to front and side elevations. Sink on vanity unit and WC. Two radiators. Access to loft space.

FIRST FLOOR LANDING

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

BEDROOM ONE 3.16m x 3.23m (10'5 x 10'7)

Double glazed window to front elevation. Radiator. A range of built in wardrobes and built in storage cupboard.

BEDROOM TWO 3.57m x 2.48m (11'9 x 8'2)

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

SHOWER ROOM

Double glazed obscure window to rear elevation. Double walk in shower cubicle, wash hand basin with vanity unit and WC. Tiled floor. Heated towel rail. Inset ceiling lights.

OUTSIDE

FRONT GARDEN

Part hedge enclosed. Gravelled frontage providing off road parking for several vehicles. Double gated access to side.

SIDE GARDEN

Gravelled area with gated access to rear.

REAR GARDEN

Extensive block paved patio area. Mainly laid to lawn with well stocked borders with mature shrubs. Insulated outbuilding with power and light. Greenhouse. Outside tap and electric sockets.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

AGENTS NOTES

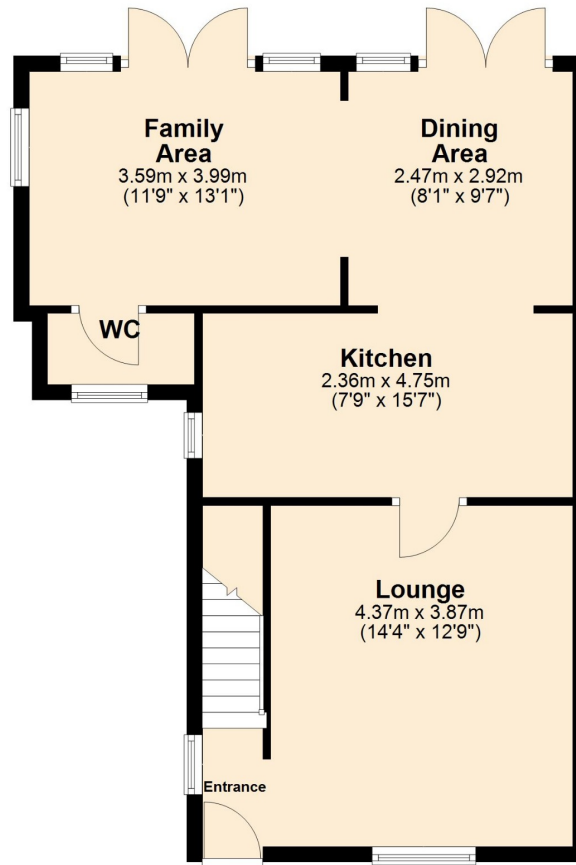
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

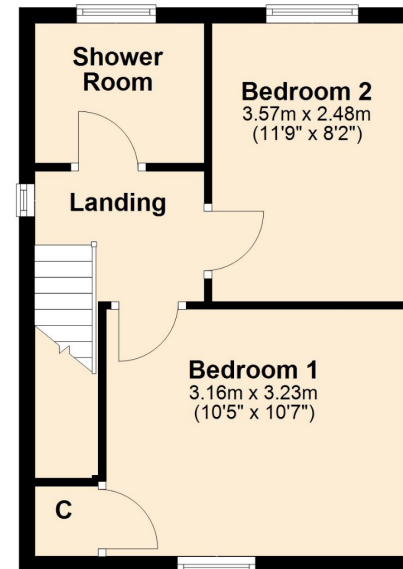
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 88.3 sq. metres (950.0 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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