



www.jacksongrundy.com

Vicarage Farm Drive, Great Billing, NN3 8BT

£325,000 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 are pleased to bring to the market this recently built stylish three bedroom detached family home situated close to great road links and local amenities.

Features & Utilities

- ✓ Detached Family Home
- ✓ Garage
- ✓ Open Plan Kitchen/Dining Room
- ✓ Downstairs WC
- ✓ Four Piece Bathroom
- ✓ Enclosed Rear Garden
- ✓ Excellent Local Amenities
- ✓ Off Road Parking

Property Overview

Jackson Grundy are pleased to bring to the market this recently built stylish three bedroom detached family home situated close to great road links and local amenities. The accommodation comprises entrance hall, WC, lounge and open plan kitchen/dining room skylights, utility cupboard and fitted five ring gas hob, double electric oven, fridge/freezer and washing machine. The first floor has three bedrooms and a family bathroom. The rear has an enclosed garden and to the side is a large driveway providing off road parking leading to garage. The property would make an excellent family home. Please call today to arrange an internal inspection. EPC Rating: B. Council Tax Band: C.

ENTRANCE HALL

Double glazed composite front door. Radiator. Alarm panel.

WC

Double glazed window to front elevation. Radiator. WC. Wash hand basin.

LOUNGE 4.48m x 3.04m (14'8" x 9'12")

Double glazed window to front elevation. Radiator. TV aerial.

KITCHEN/DINING ROOM 5.00m x 5.32m (16'5" x 17'5")

Double glazed window and double glazed French doors to rear elevation. Three double glazed skylights. Wall mounted and base units with work surface over. Five ring gas hob. Electric oven. Stainless steel one and a half sink. Integrated fridge freezer, dishwasher and extractor hood.

UTILITY STORE

Space for washing machine and tumble dryer. House combination boiler.

LANDING

Loft access. Storage cupboard.

BEDROOM ONE 3.42m x 2.75m (11'3" x 9'0")

Double glazed window to front elevation. Radiator. TV aerial.

BEDROOM TWO 3.08m x 2.73m (10'1" x 8'11")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 1.98m x 2.63m (6'6" x 8'8")

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed window to front elevation. Heated towel rail. Wash hand basin. WC. Shower cubicle and bath. Part tiled.

OUTSIDE

FRONT GARDEN

Driveway to side leading to garage. Hedgerow with paved walkway to front door. Graveled front.

GARAGE

Manual up and over door. Double glazed composite door to side elevation. Power and lighting.

REAR GARDEN

Paved patio area. Sheltered lean to. Laid to lawn. Panel fencing with concrete posts.

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 – B
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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

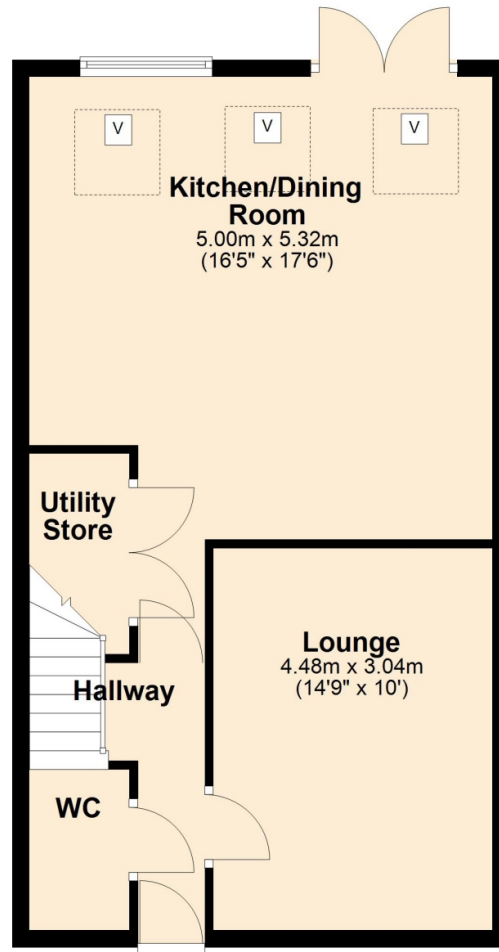
AGENTS NOTES

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

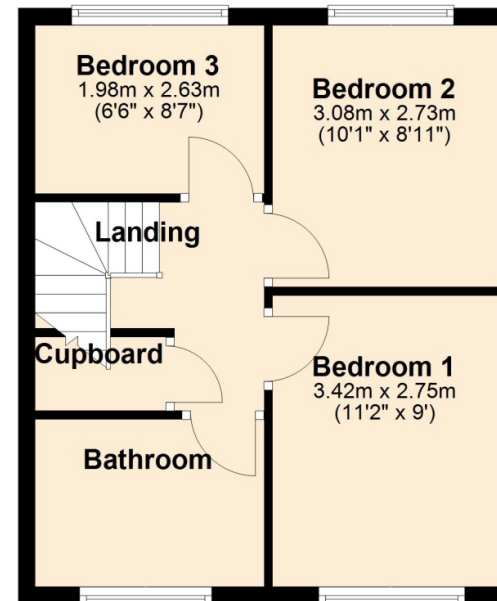
Ground Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 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

