



**Billing Road East**  
Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*



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**Billing Road East  
Northampton, NN3 3LL**

TOTAL AREA: APPROX. 272.02 SQ. METRES (2928 SQ. FEET)

**SECLUDED JUST OFF THIS POPULAR ROAD, IN WHAT IS ARGUABLY ONE OF NORTHAMPTON'S MOST SOUGHT AFTER LOCATIONS AND ONLY A STONES THROW FROM ABINGTON PARK, THIS DECEPTIVELY SPACIOUS SIX BEDROOM DETACHED TOWN HOUSE OFFERS GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT.**

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**GROUND FLOOR**

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN
- UTILITY ROOM
- DINING AREA
- SITTING AREA

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**SECOND FLOOR**

- LANDING
- BEDROOM FIVE
- EN-SUITE
- BEDROOM SIX
- EN-SUITE

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**FIRST FLOOR**

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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**OUTSIDE**

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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**£675,000 Freehold**





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## THE PROPERTY

The ground floor welcomes you with a long, light filled entrance hall featuring a WC, an attractive staircase rising to the upper floors, and a courtesy door providing internal access to the double garage.

Doors lead to the utility room, kitchen and the principal living room. The well appointed kitchen boasts extensive worktop space, a built in breakfast table, a wide range of units and integrated appliances. From here, a door opens into the dining area, which comfortably accommodates a large family table and flows seamlessly through archways into the living room and conservatory. This impressive open plan space enjoys panoramic views over the rear garden, creating an ideal setting for both everyday living and entertaining.

On the first floor, a spacious landing provides access to four bedrooms and the family bathroom. The exceptionally large principal bedroom sits to the front of the property, complemented by two further double bedrooms and a generous single bedroom, offering flexibility for family life or home working.

Stairs rise to the second floor, where the sense of space continues. Here you will find two substantial double bedrooms, each benefiting from their own en-suite bathroom, making this level perfect for guests, older children or multigenerational living.

Externally, the property is screened from the road by mature trees, enhancing its privacy. A large block-paved driveway provides ample off road parking and leads to the double garage. The rear garden is private and arranged over two tiers, offering great potential and versatile outdoor space for relaxation and entertaining.

EPC Rating TBC. Council Tax Band G.





## LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UK's largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers survive, the majority of factories have since been converted into accommodation or offices. The town centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

TOTAL AREA: APPROX. 272.02 SQ. METRES (2928 SQ. FEET)



Approximate total area<sup>(1)</sup>  
 2928 ft<sup>2</sup>  
 272 m<sup>2</sup>

Reduced headroom  
 43 ft<sup>2</sup>  
 4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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