



# Orchard Hill

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS





# Orchard Hill

Little Billing  
NN3 9AG

Guide Price  
£525,000

**A substantial three bedroom detached bungalow, situated on a good size plot in this popular location, offered for sale with no onward chain. The property has been well maintained throughout.**

Large entrance hallway, cloakroom/WC, dual aspect sitting room, dining room open to conservatory with solid roof, kitchen with integrated appliances, master bedroom with fitted bedroom furniture and refitted five-piece ensuite bathroom with separate shower cubicle, two further double bedrooms and a refitted four-piece family shower room. Outside are southerly facing rear gardens to three aspects with lawn and patio areas and open plan lawned frontage with an 'in and out' driveway providing ample off road parking and central brick-built carport over. Further benefits include double glazing and gas radiator heating. (B/1815/L)

- Substantial three bedroom detached bungalow
- En-suite to master bedroom
- Two reception rooms and conservatory
- South facing gardens to three aspects
- In and out driveway with brick-built carport
- No onward chain

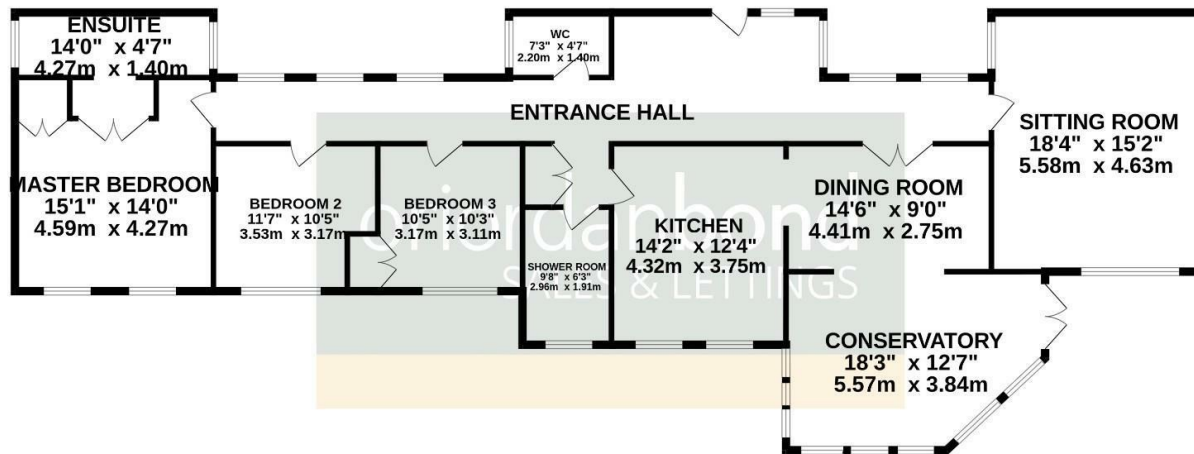




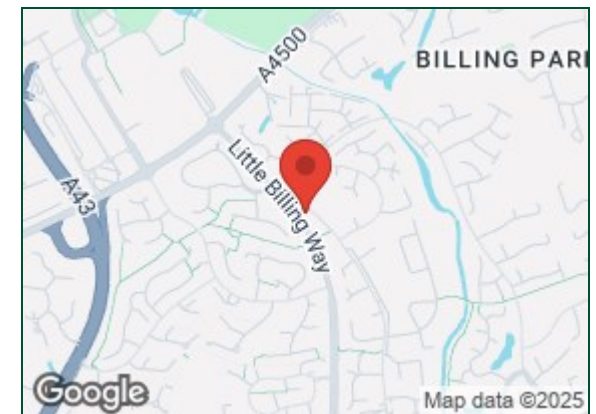




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: F
- Energy Efficiency Rating:

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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