



# Penfold Lane

Great Billing Village, Northampton

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SALES & LETTINGS





## Penfold Lane

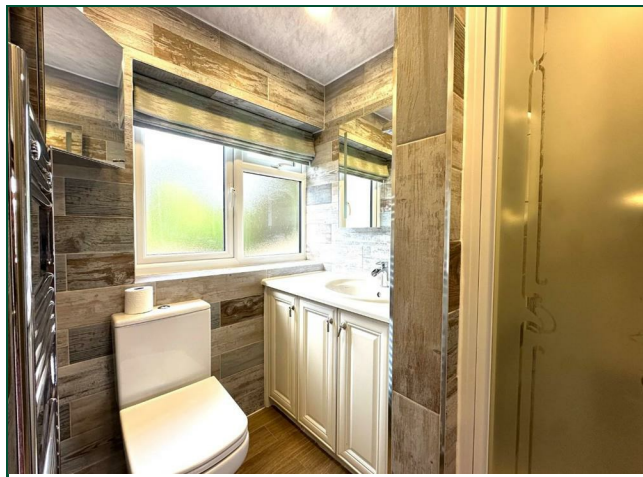
Great Billing Village  
NN3 9EF

Guide Price  
£515,000

**A well presented four bedroom detached family home, situated in the popular location of Great Billing Village, offered to the market in fantastic condition and must be seen to be appreciated. The property provides good access to many local amenities and nearby schooling.**

The generous living accommodation comprises entrance hall, cloakroom/WC, modern fitted kitchen with integrated appliances, family room/home office, dining room, living room and conservatory. To the first floor are four fantastic size double bedrooms with master en-suite and a four-piece family bathroom. Externally, there is a lawned front garden with ample off road parking leading to a double garage and an extremely private landscaped rear garden being mainly laif to lawn. Further benefits include uPVC double glazing and gas radiator heating. (A/1850/M)

- Well presented four bedroom detached home
- En-suite to master bedroom
- Three reception rooms and conservatory
- Gas radiator heating
- Landscaped rear garden
- Large driveway and double garage



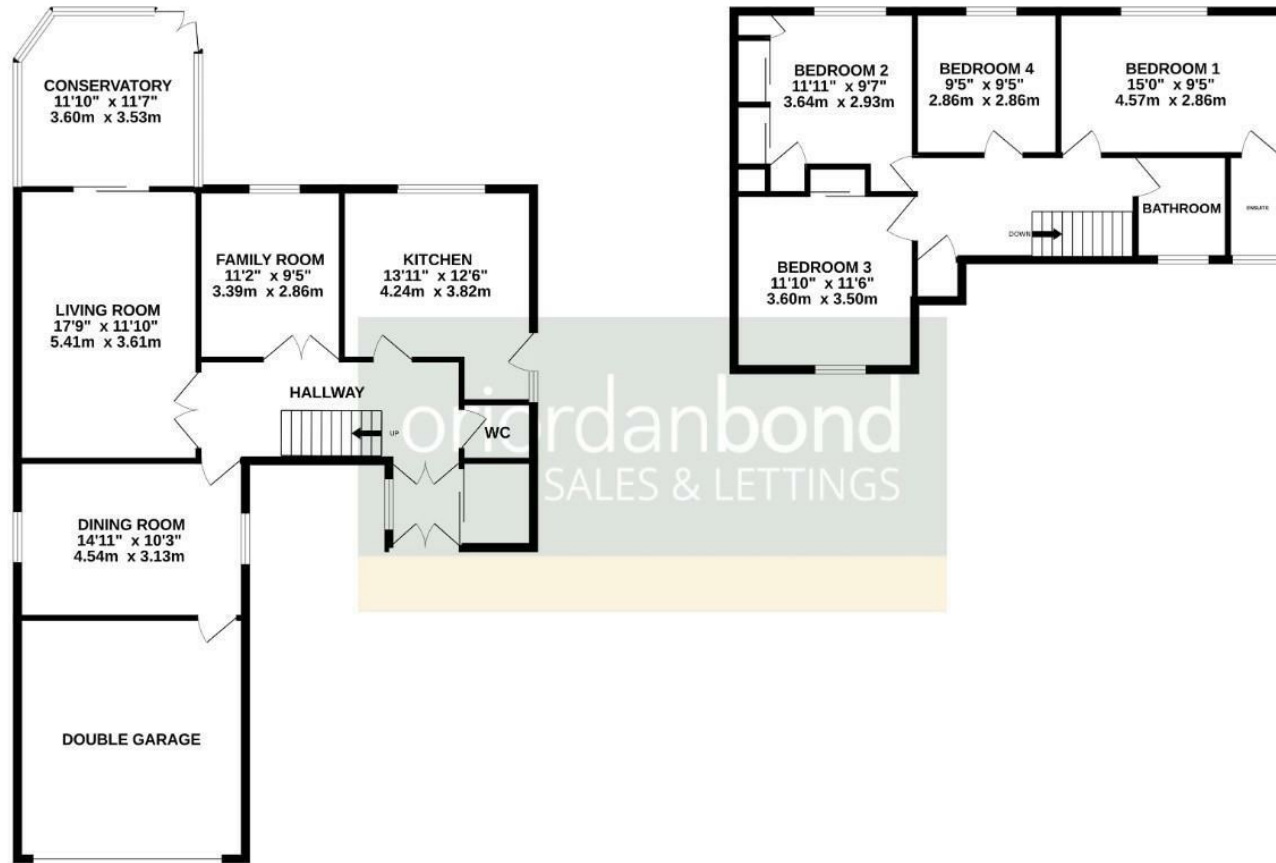






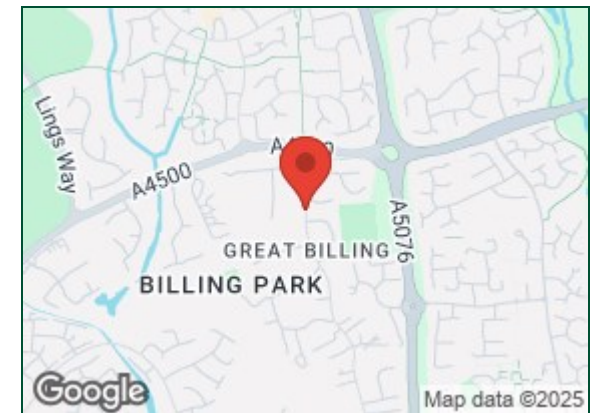
GROUND FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.

1ST FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 sq.m.) approx.

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: E
- Energy Efficiency Rating: C

#### 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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