



# 6 Orchard Hill

Little Billing, Northamptonshire

oriordanbond  
SALES & LETTINGS





## 6 Orchard Hill

Little Billing  
NN3 9AG

£425,000

An exciting opportunity to purchase for Offers Over £425,000 this Grade II Listed thatched cottage, situated in the heart of Little Billing, offering lots of character and charm throughout. The property provides great size living accommodation, three double bedrooms, off road parking and is presented in immaculate, modern condition.

Accommodation comprises entrance hall, home office/study, cosy sitting room with log burning fire, stunning kitchen/breakfast room with vaulted ceiling and central island. a snug/family room, an outstanding garden room, double bedroom with storage and a four-piece family bathroom. To the first floor are two further double bedrooms with the master offering a walk-in dressing room and ensuite with roll top bath. Externally is a front garden with off road parking for two cars and a garage. The rear garden is very private and enclosed being mainly laid to lawn with patio area and covered seating area. This property also benefits from gas central heating. (A/1980/M)

- Grade II Listed thatched cottage
- En-suite and dressing room to master bedroom
- Three reception rooms and separate garden room
- Gas central heating
- Private enclosed rear garden
- Off road parking and garage

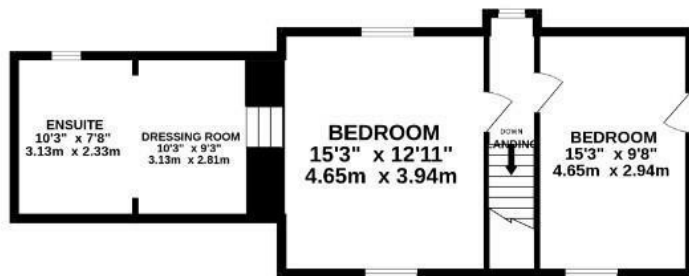
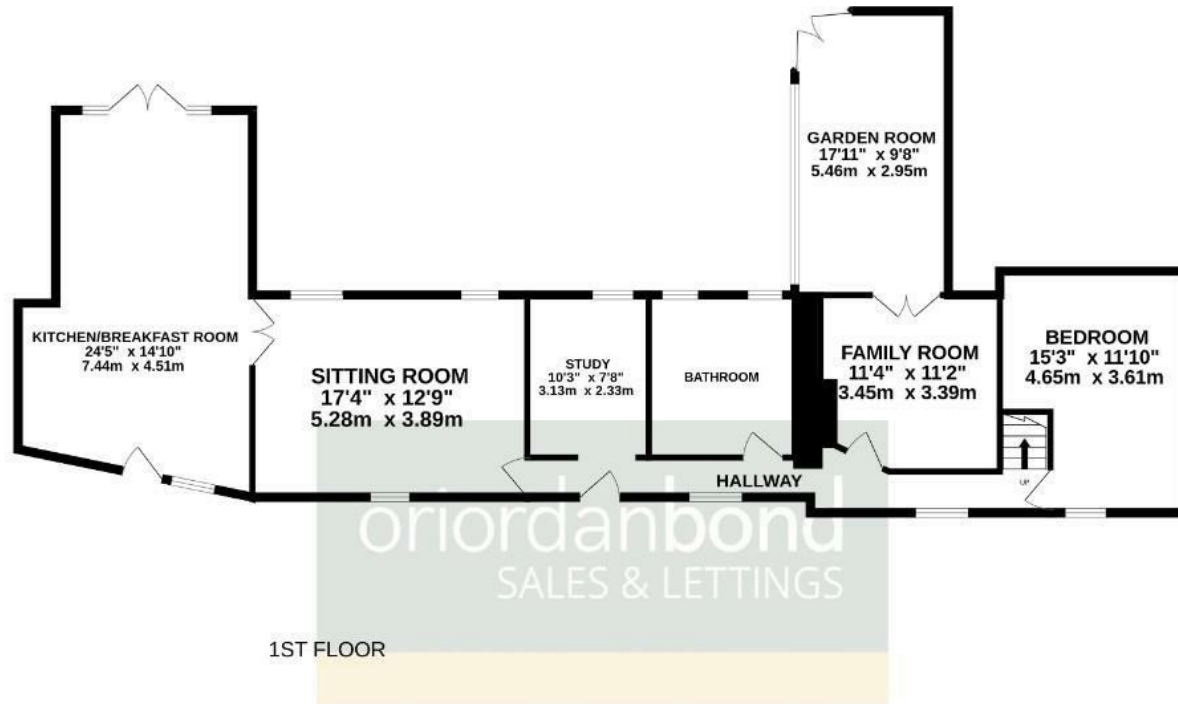








## GROUND FLOOR



TOTAL FLOOR AREA : 1980sq.ft. (183.9 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: D
- Energy Efficiency Rating: D

### 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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