



**Damson Dell**  
Little Billing, Northampton

**oriordanbond**  
SALES & LETTINGS



## Damson Dell

Little Billing  
NN3 9AJ

Price  
£300,000

A well presented detached property, formerly three bedrooms, extended and modified by the current owners to provide two double bedrooms and larger than average versatile living space. The property was built by Messrs David Wilson Homes, situated in this popular area within Little Billing, set amongst a beautiful back drop of thatched cottages and Little Billing church.

The accommodation comprises entrance hall, cloakroom/WC, extended living room and extended kitchen/dining room with door to the landscaped rear garden. To the first floor are two double bedrooms and a re-fitted shower room. Outside is a well presented landscaped rear garden with gated side access and large shed. To the front is a further garden area and large private driveway leading to a single garage. Further benefits include gas radiator central heating, uPVC double glazing and no onward chain. (B/1095/M)

- Extended two double bedroom detached home
- Extended living room and kitchen/dining room
- Re-fitted shower room
- Private landscaped rear garden
- Ample off road parking and garage
- No onward chain

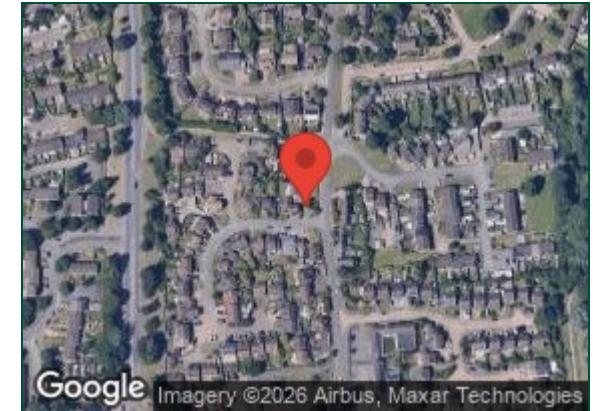
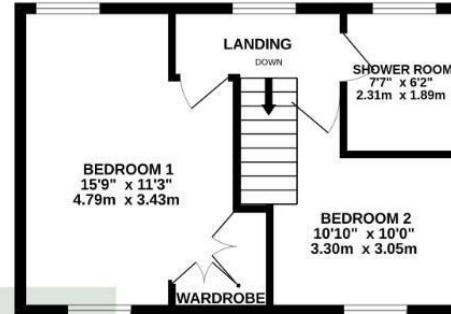




GROUND FLOOR  
734 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



#### Additional information

- Council Tax Band: C
- 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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