



**Home Farm Close**  
Little Billing, Northampton

**oriordanbond**  
SALES & LETTINGS



# Home Farm Close

Little Billing  
NN3 9AS

Guide Price  
£425,000

An extremely well presented link detached property situated in this highly sought after cul-de-sac location within Little Billing. The property has been extensively renovated by the current owners and is offered to the market with no onward chain.

Accommodation comprises entrance hall, re-fitted cloakroom/WC, sitting room, newly added utility room and re-fitted kitchen/breakfast/family room with integrated appliances, roof lantern and doors onto the landscaped garden and sun terrace. To the first floor are four bedrooms, a re-fitted en-suite shower room and a re-fitted family bathroom. Outside is a beautifully landscaped rear garden to include covered decked sun terrace and high quality artificial lawn. To the front is a well maintained garden and a driveway leading to part converted garage store area. Further benefits include gas radiator heating and uPVC double glazing. (A/1535/M)

- Four bedroom link detached house
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen/breakfast/family room
- Landscaped rear garden with sun terrace
- Driveway and garage/store room
- No onward chain







TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the plan, 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: 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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