



# Orchard Hill

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS



## Orchard Hill

Little Billing  
NN3 9AG

Offers Over  
£450,000

An exciting opportunity to purchase 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.

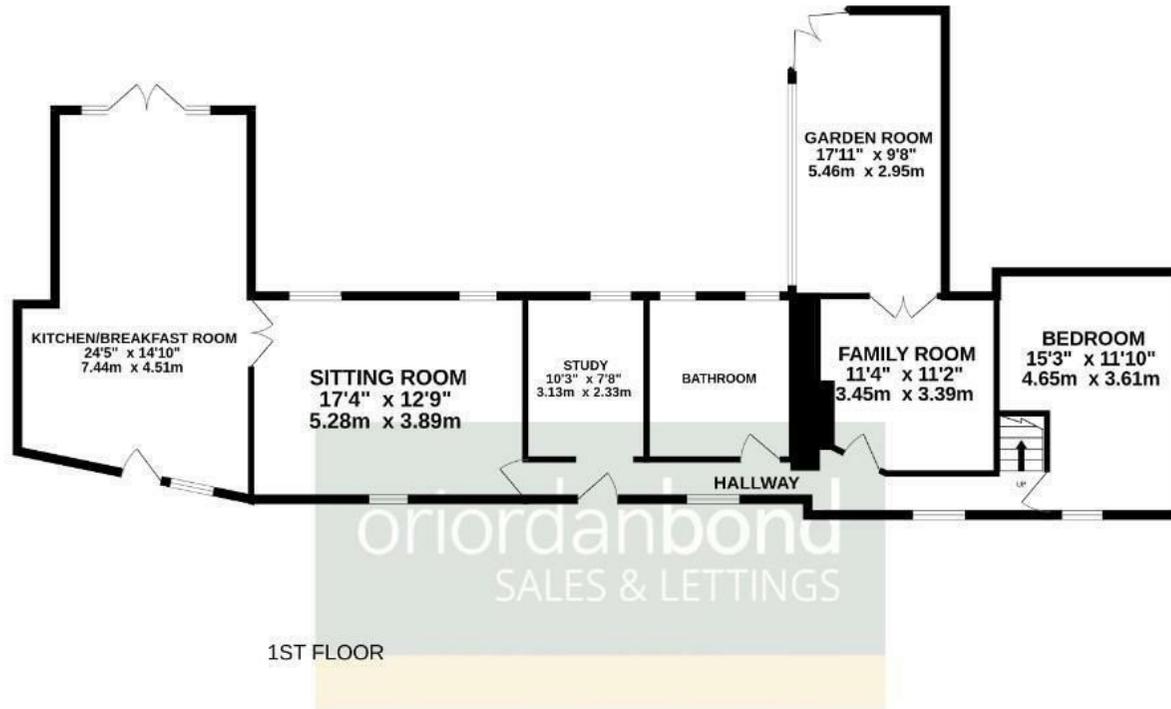
The accommodation comprises entrance hall, home office/study, cosy sitting room with log burning fire, stunning kitchen/breakfast room with vaulted ceiling and central island. a snug/family room, an outstanding garden room, double bedroom with storage and a four-piece family bathroom. To the first floor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

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

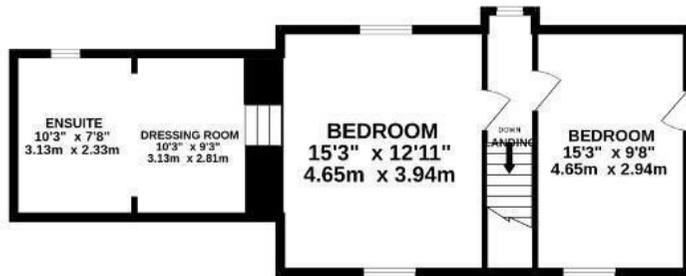




GROUND FLOOR



1ST 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.  
Made with Metropix ©2023



**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.

**O’Riordan Bond Weston Favell Sales**

01604 784007

westonfavell@oriordanbond.co.uk

