



31 Church Lane
Little Billing, Northampton

oriordanbond
SALES & LETTINGS



31 Church Lane

Little Billing

NN3 9AF

£625,000

O'Riordan Bond is delighted to offer for sale this Grade II Listed 17th century cottage. The property was formerly two individual cottages but were adjoined and extended to create one property. Offered with no onward chain.

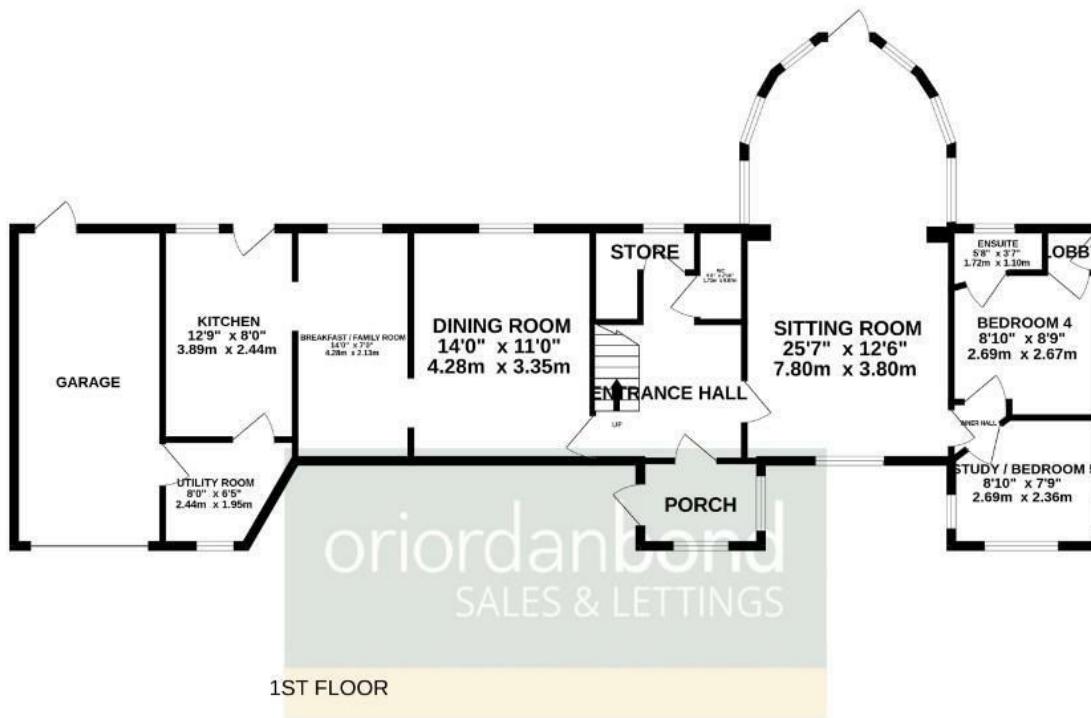
Porch, entrance hall, cloakroom/WC, dual aspect sitting room with inglenook fireplace, large formal dining room and large breakfast/family room located off the fitted kitchen with Range cooker, separate utility room with door into the garage, study/bedroom five and a bedroom with en-suite shower room. To the first floor are three good size bedrooms with en-suite shower room to the master and a family bathroom. Externally to the rear is a large walled garden with veranda and patio area. The front of the property has mature gardens and a driveway providing off road parking leading to a single garage. (B/1677/L)

- Four/five bedroom Grade II Listed 17th Century cottage
- Two en-suite bedrooms
- Three reception rooms
- Large walled garden with veranda
- Driveway and garage
- No onward chain





GROUND FLOOR



Additional information

- Council Tax Band: E
- Energy Efficiency Rating:

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
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TOTAL FLOOR AREA: 1600 sq.ft. (146.8 sq.m.) APPROX.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.

Ref: 02724