381 Billing Road East
Abington Vale
NORTHAMPTON
NN3 3LL

Guide Price £375,000









- THREE BEDROOM
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- DOUBLE GARAGE
- ENERGY EFFICIENCY RATING: TBC
- SEMI DETACHED
- GAS TO RADIATOR HEATING
- SUMMER HOUSE AND SHED
- OFF ROAD PARKING

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A rare opportunity to acquire this mature and substantially extended three-bedroom semi-detached bungalow, occupying a highly sought-after position on Billing Road East, to the east of Northampton.

Properties of this style and location seldom come to the market and offer generous, versatile accommodation together with exceptional outdoor space.

The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, separate breakfast room, conservatory, three well-proportioned bedrooms and a family bathroom.

A particular feature of the property is the impressive rear garden, extending to approximately 100 feet in length, which has been beautifully landscaped and includes a summer house and garden shed. To the rear, there is a double garage and carport accessed via a service road, while the front of the property provides off-road parking for three to four vehicles.

Further benefits include uPVC double glazing and gas radiator central heating throughout.

Viewing is strongly recommended to fully appreciate the size, location and potential of this rarely available bungalow.

Ground Floor

Entrance Hall
Radiator, built in storage cupboard, access to loft.

Loft
Loft ladder, fully boarded, insulated and carpeted.

Lounge
15'3" into bay x 15'3" (4.67 into bay x 4.65)
Feature fireplace with wood burning stove, radiator, UPVC double glazed box bay window to front.

Kitchen
12'3" x 10'11" (3.75 x 3.35)
Fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted electric hob with extractor fan above, electric oven, plumbing for washing machine, skylight window, laminate flooring.

Breakfast Room
11'6" x 7'5" (3.51 x 2.28)
UPVC double glazed windows to rear, UPVC double glazed French doors to rear, radiator.

Conservatory
10'10" x 8'4" (3.32 x 2.56)
UPVC constructed, UPVC double glazed windows out to rear garden, tiled flooring, power and light connected.

Bedroom One
12'0" x 12'4" (3.66 x 3.76)
Radiator, UPVC double glazed window to side, UPVC double glazed French doors into conservatory.

Bedroom Two
12'5" x 11'8" (3.79 x 3.58)
Feature fireplace with log burner stove, UPVC double glazed windows to front and side.

Bedroom Three
10'11" x 8'9" (3.34 x 2.68)
Radiator, UPVC double glazed window to side.

Bathroom
Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

Externally

Front Garden
Large garden, gravelled providing off road parking, flower and shrub borders with mature plants, pathway leading to front door.

Rear Garden
Landscaped rear garden, paved patio area leading to lawn area, flower and shrub borders, mature plants and trees, timber built summer house with power and lighting connected and sheds, pathway leading to rear of garden, large block paved parking with carport (power and lighting) and gated access.

Garage
Double garage, power and light connected, electric roller shutter doors, access via service road.

Agents Notes
Council Tax Band: D










CCTV













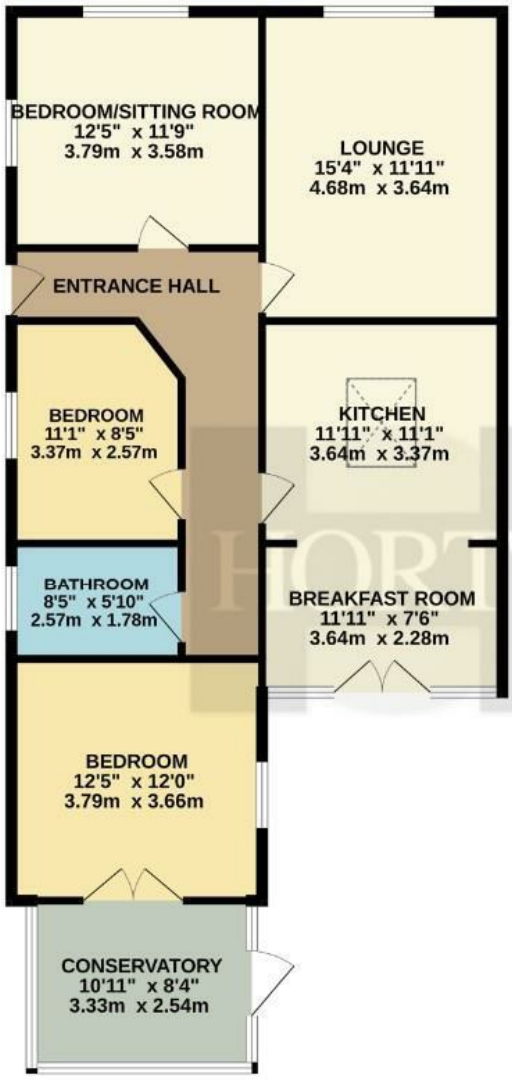






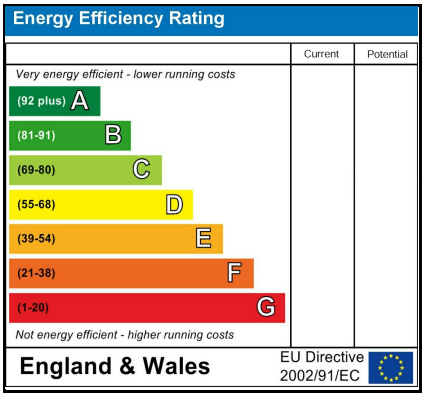


GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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