



left into Fishponds Road and then second right into Russet Drive. Take the next turning on the left into Pippin Lane and follow the road as it bears around to the left and the property can be found at the end of the cul de sac on the right hand side.

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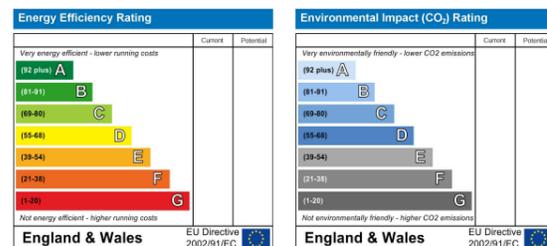
## 19 Pippin Lane, Little Billing, Northampton, NN3 9TQ



### Asking Price £325,000 Freehold

A very well maintained modern three bedroom detached family home situated at the end of a quiet cul de sac in the popular residential area of Little Billing. The accommodation comprises entrance hall, inner hallway, cloakroom, lounge, dining room and kitchen and to the first floor there are three bedrooms with ensuite to the master and a family bathroom. Outside there is a front garden and driveway giving off road parking and leading to the integral garage. The landscaped rear garden is mainly laid to stone patio and lawn and enjoys a sunny aspect and privacy.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

5'6 x 5'1

Enter via a UPVC double glazed front door, window to side and door to:-

#### INNER HALLWAY

9'9 x 2'9

Stairs rising to the first floor and doors leading to:-

#### CLOAKROOM

Suite comprising WC, wash hand basin in vanity unit with storage below, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the front.

#### LOUNGE

16'2 x 9'6

Radiator and UPVC double glazed french doors and windows to the garden. An archway leads to:-



#### DINING ROOM

9'7 x 8'1

UPVC double glazed window to the front and radiator.



#### KITCHEN

14'2 x 8'3

A refitted range of base and eye level units, modern worktops, single sink and drainer with chrome mixer tap, tiled splash backs, built in oven, Halogen hob, space fro fridge, plumbing for washing machine, space for dryer, gas wall mounted boiler housing cupboard and UPVC double glazed window and door to the rear garden.



### FIRST FLOOR

#### LANDING

13'3 x 6'0

UPVC double glazed window to the side, loft access hatch, radiator, storage cupboard and doors leading to:-

#### BEDROOM ONE

10'9 x 10'1

Built in double wardrobes with radiator and UPVC double glazed window to the rear and a door to:-



#### ENSUITE

5'6 x 5'3

Suite comprising WC, wash hand basin in vanity unit with

storage below, tiled splash backs, chrome wall mounted towel radiator, corner shower cubicle with glass center opening doors and shower, UPVC double glazed window with obscure glass to the rear.



#### BEDROOM TWO

10'9 x 8'3

UPVC double glazed window to the front, built in double wardrobe and radiator.



#### BEDROOM THREE

10'4 x 6'6

UPVC double glazed window to the front and radiator.

#### BATHROOM

7'1 x 5'5

Suite comprising WC, wash hand basin in vanity unit with storage below, P shaped bath with shower and glass screen, tiled splash backs, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the rear.

#### OUTSIDE

#### FRONT GARDEN

The front garden is mainly laid to lawn with a block paved driveway giving off road parking for two cars and leading to the integral garage.

#### INTEGRAL GARAGE

With roller door, power and lighting.

#### REAR GARDEN

The landscaped rear garden has a large stone patio area with the remainder of the garden is mainly laid lawn with secure gated access at the side from front to rear and is enclosed by brick walling and wood panel fencing. The rear garden enjoys a sunny aspect and privacy.



#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band D

#### LOCAL AMENITIES

The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. There is a bus service from the Wellingborough Road to Weston Favell Shopping Centre and Northampton. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CE Primary School.

#### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A45 dual carriageway and take the first exit onto Lumbertubs Way and take the third turning on the left and then turn right at the traffic light intersection onto the Wellingborough Road. Proceed past Weston Favell shopping centre and continue over the next roundabout. At the second roundabout turn right into Little Billing Way and take the first

For further information on viewing call 01604 230222