



BILLING ROAD EAST

Northampton, NN3



DAVID COSBY  
ESTATE AGENTS



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# Billing Road East

## Northampton, NN3

**£475,000 (Guide Price)**

### Features

- Abington Vale location
- Close to Abington Park and local facilities
- 6 double bedrooms
- Well presented
- Off road parking
- Garage
- Landscaped rear garden
- Potential to improve

### Description

A generously sized family home with six double bedrooms and occupying a large plot with well tended front and rear gardens, large front drive, tandem garage, car port, and three reception rooms.

The property is located in the highly desirable area of Abington Vale and is close to local amenities as well as the popular Abington Park.

Having been in use as a manse for nearly 50 years the property has been very well maintain and has a unconventional layout which offers tremendous scope to reconfigure and improve.



Set back from Billing Road East and occupying a large and slightly elevated plot which is just a short walk from local amenities as well as Abington Park, Northampton's oldest park dating back to 1897.



# The Property

## Entrance Lobby:

The main front entrance lobby is accessed via a double-glazed panel door with matching side lights. Timber flush doors lead to the hallway, a ground floor cloakroom, and the main sitting room. A straight flight of timber stairs with cut pile carpet leads to the first-floor accommodation.

## Cloakroom:

The ground floor cloakroom is much larger than average and is fitted with a ceramic WC with mid-height cistern and a ceramic wash hand basin with pedestal. Floors are finished with sheet vinyl and there is a high-level, top hung casement window providing natural lighting and ventilation.

## Sitting Room:

The triple aspect sitting room is a large space with full height, double glazed windows overlooking the front garden and providing an abundance of natural sunlight. There is a feature facing brick chimney breast and fire place which is currently fitted with an open flame gas fire. Floors are finished with a recently fitted plush, cut pile carpet which extends through to the dining room and rear study.

## Dining Room:

The dining room is located to the left-hand side of the property and is a large area which would accommodate seating for a good size family and guests. There is a top-hung, double-glazed casement window to the left-hand side elevation providing natural lighting, and full height double-swung glazed doors open through to the rear study.

## Study:

The large rear study room occupies the left-hand side of the extension and is a well-lit room with large, double-glazed windows overlooking the rear garden and further double-glazed windows to the left-hand side elevation. French doors provide access on to the rear garden and there is a timber flush door to the right-hand side providing access to the sun lobby.

## Sun Lobby:

With a quarry tiled floor and double-glazed French doors with matching side lights opening on to the rear garden, this space provides a useful area for potting or growing flowers or vegetables. A double panel door with lower Georgian wired glazing and matching side lights provides access to the rear hallway. A further timber flush fire door, again with Georgian wired glazing, opens to the tandem garage / workshop.

## Rear Hallway:

The large rear hallway incorporates an understairs cupboard and is currently used as a library area. A second straight flight of timber stairs, with cut pile carpet and stained mop handrail lead to the first-floor accommodation.



# The Property

## Bedroom One:

Bedroom One is a good size double room with large double glazed casement window overlooking the rear garden. The bedroom is fitted with a clam shell wash hand basin with chrome pillar taps set within a pine vanity unit. There is a timber flush door which leads to the en-suite.

## En-Suite to Bedroom One:

The en-suite is fitted with a close-couple WC and shower cubicle with full height tiling. Mechanical extract ventilation has been fitted and there is a top-hung double-glazed window to the right-hand side elevation providing natural lighting and ventilation.

## Bedroom Two:

Bedroom Two is a double room with timber parquet flooring and magnificent full height double glazed windows to the front elevation providing far reaching views and sunlight. There is a further smaller, full height double glazed window with opening casement to the right-hand side elevation.

## Bedroom Three:

Bedroom Three is a good-sized double bedroom with 5-unit double glazed window overlooking the rear elevation and an overstairs cupboard providing useful storage space.

## Bedroom Four:

Bedroom Four is a large, dual aspect, double room with far reaching views and good natural lighting. There is an overstairs cupboard providing useful storage space.

## Bedroom Five:

Bedroom Five is another double bedroom with plush, cut pile carpet and a 3-unit double glazed window to the side elevation.

## Bedroom Six:

Bedroom Six is a smaller double room but again has a good size window overlooking the rear aspect providing natural lighting. There is also an airing cupboard with slatted timber shelving which houses the gas fired boiler and hot water cylinder.

## Bathroom:

The family bathroom is fitted with a three-piece white suite comprising bath with shower over, close coupled WC, and wash hand basin with pedestal. Walls are finished with full height white tiling and there is a two-unit double-glazed window to the side elevation.





## Outside Areas

### Front Aspect and Garden

As with all the properties along this desirable stretch of road in Northampton, the property is set well back from the public highway and occupies a slightly elevated position with a block paved driveway leading to the main front entrance and carport / tandem garage. The block paving extends around either side of the property providing gated access to the rear garden. The remainder of the front garden is laid to lawn with a variety of well-tended mature shrubs and trees including Ash and Silver Birch.

### Rear Garden

The rear garden is a delightful space which has been carefully landscaped to include a winding stone pathway which leads to a central quadrant patio area with perimeter beds which are stocked full of established plants and shrubs. There is an ornamental Plum Tree to the rear left-hand side of the garden and two further fruit trees to the right-hand side. The garden benefits from good sunlight due to the length of the grounds.

### Garage / Workshop

With vehicular access through the car port and separate pedestrian access from the sun lobby, the tandem garage / workshop has power and lighting installed and there is natural lighting from a fixed double-glazed window to the rear elevation.

## Location

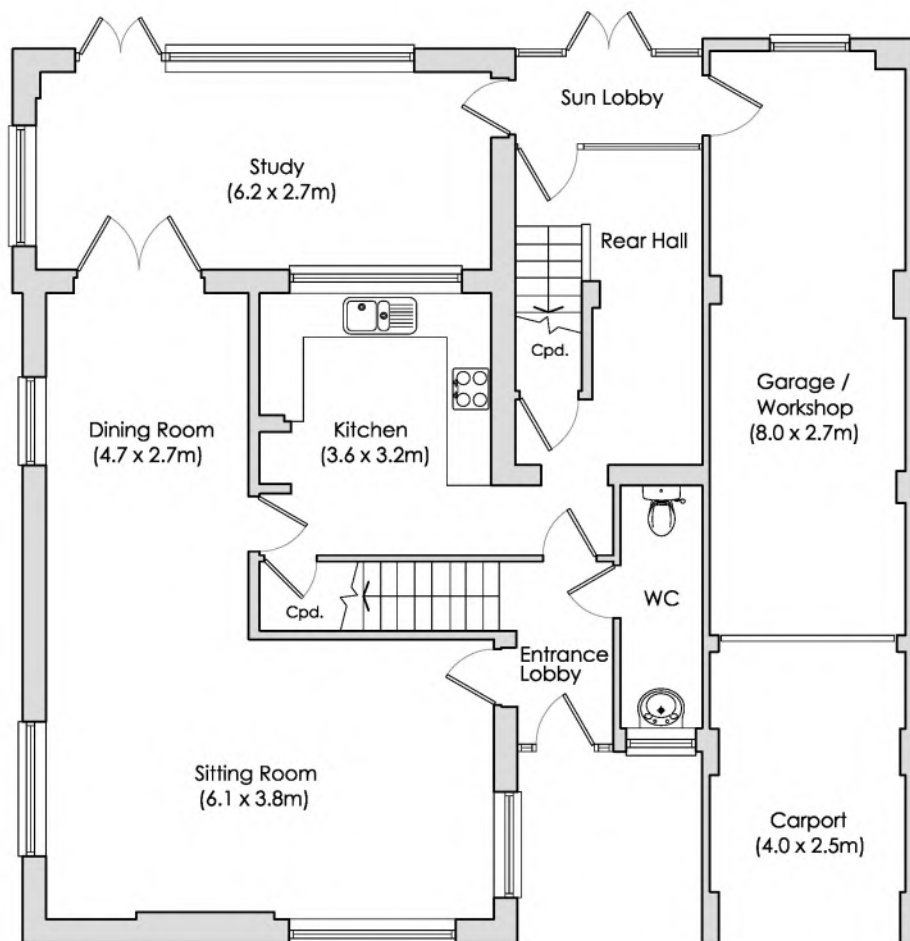
The property is set back from Billing Road East and occupies a large and slightly elevated plot which is just a short walk from local amenities as well as Abington Park, Northampton's oldest park dating back to 1897. This pleasantly landscaped park of approximately 100 acres is situated on the remains of a medieval village with some buildings surviving over seven centuries. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

The property is very well situated with easy access to town centre and the M1 motorway, and trains from Northampton Railway Station are direct to London Euston. Northampton School for Boys, Abington Vale Primary School, and Bridgewater Primary School are close by, and all have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

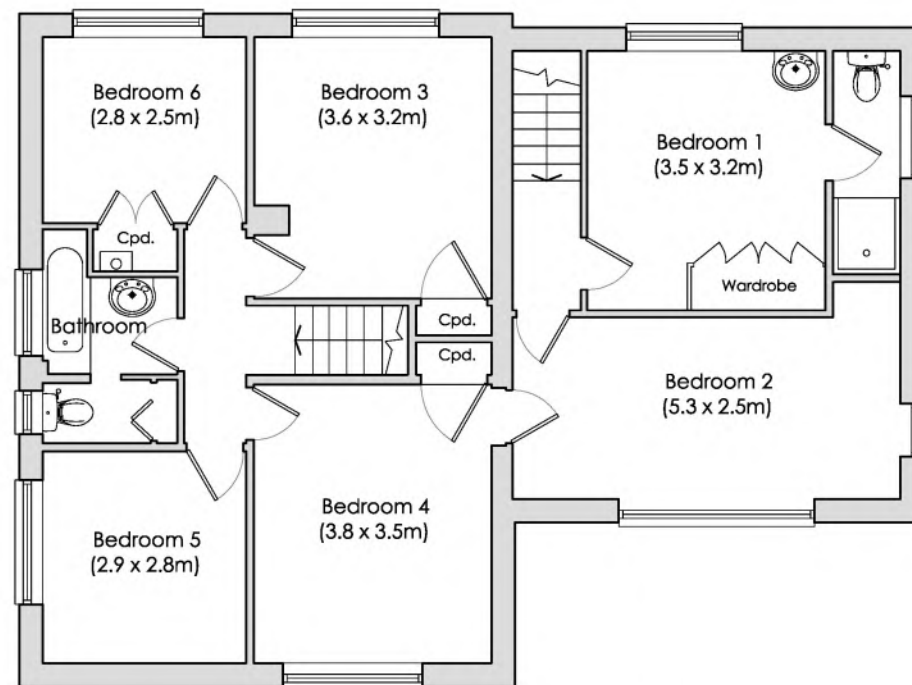
The property is also just a short walk from the cosmopolitan Wellingborough Road with its many shops and restaurants and just a 10-minute drive to Northampton Town Centre and junction 15 of the M1 motorway. Bus stops to the town are a short walk from the property.



ABINGTON PARK BANDSTAND



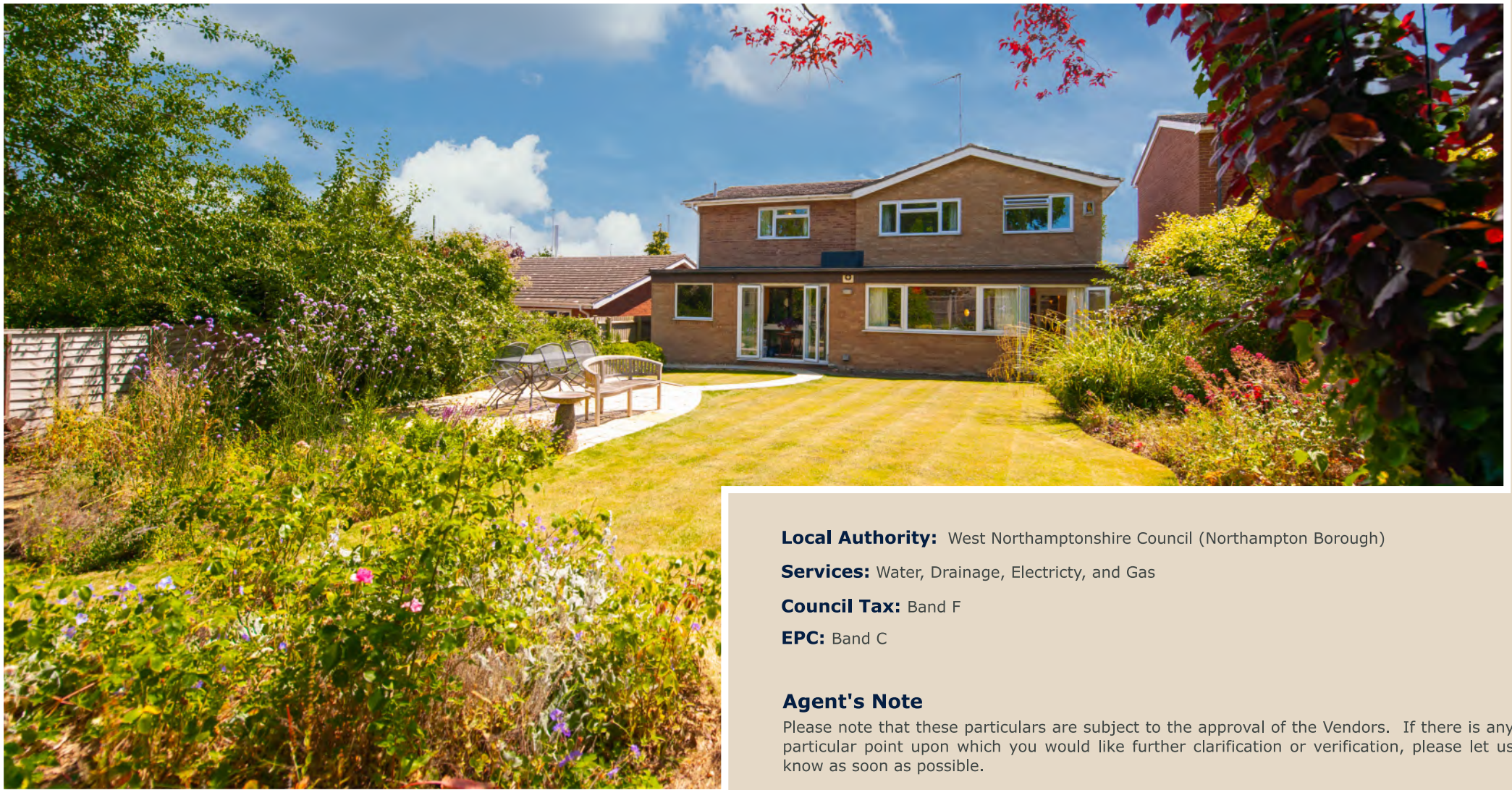
Ground Floor GIA = 130 sqm (Inc. Garage & Carport)



First Floor GIA = 87 sqm (Inc. Garage & Carport)

All measurements are approximate and for display purposes only.  
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 217sqm (Including Garage & Carport)



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**Local Authority:** West Northamptonshire Council (Northampton Borough)

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band F

**EPC:** Band C

### Agent's Note

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

### Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



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