



4 STANDING STONES GREAT BILLING NORTHAMPTON NN3 9HA

Reception Hall · Two Cloakrooms with WCs · Sitting Room · Dining Room · Study · Open Plan Kitchen with Sitting & Dining Area · Utility · Principal Bedroom with Bathroom En Suite · Guest Bedroom with Shower Room En Suite · Two Further Double Bedrooms · Family Bathroom · Large Private Gardens · Double Garage
EPC rating D

ACCOMMODATION

Reception hall with laminate flooring, cloakroom off with W.C. and cloaks cupboard.

Sitting room with a bay window to the front aspect and double casement doors to the rear garden. Victorian style fireplace with pine surround, tiled insets, marble hearth and gas coal effect fire. Double doors open to the dining room with bay window to the rear. The study overlooks the front elevation.

Open plan kitchen and dining family room fitted with an extensive range of wall and base units with heat resistant worksurfaces over and one and half bowl sink. Integrated appliances include dishwasher, four ring gas hob, extractor, double oven and microwave. Arch leads to the dining and sitting room which opens to the rear garden. Utility room with space and provision for laundry appliances and wall mounted boiler. Cloakroom/W.C. off.

First floor landing with a large linen cupboard housing a lagged hot water cylinder and ample shelving.

Spacious principal bedroom with fitted wardrobes and dressing area. Contemporary en suite comprising pedestal bath, shower, vanity unit incorporating W.C. wash hand basin and cupboards. Complimentary tiling and chrome heated.

**WELL PLANNED AND PRESENTED SUBSTANTIAL DETACHED FAMILY HOME
OCCUPYING A LARGE MATURE AND PRIVATE PLOT IN A SOUGHT AFTER
LOCATION.**



Guest bedroom with fitted wardrobes and shower room en suite. Two further double bedrooms with fitted wardrobes and family bathroom comprising pedestal bath, shower, vanity unit incorporating W.C., wash hand basin and cupboards. Complimentary tiling and heated towel radiator.

OUTSIDE

To the front there is an extensive tarmacadam driveway with parking for several vehicles leading to the detached double garage. Landscaped garden area laid principally to lawn with mature trees and shrubs.

Large, private mature rear garden laid mainly to lawn with paved entertaining terraces and a variety of mature trees and shrubs.

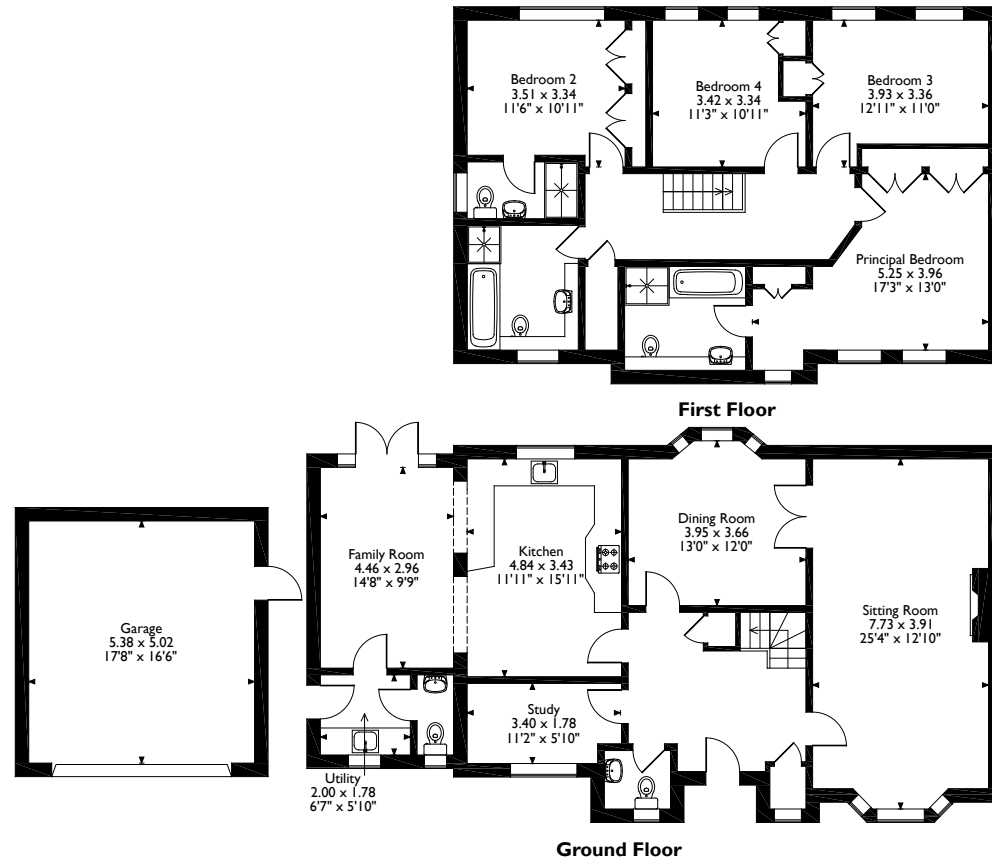
LOCATION

Great Billing has a church and public house with Weston Favell a large shopping centre with leisure facilities nearby. State primary and secondary schooling is well served in the area and private education establishments include Northampton High School for Girls, Wellingborough School and Pitsford School.

Communication links are well served by road and rail with the A45 providing access to the M1 and the A14 (A1/M1 link). Train services are available into London from both Northampton and Wellingborough.



Standing Stones Great Billing, Northampton
 Approximate Gross Internal Area
 Main House = 193 SqM/2077 SqFt
 Garage = 27 SqM/291 SqFt
 Total = 220 SqM/2368 SqFt



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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