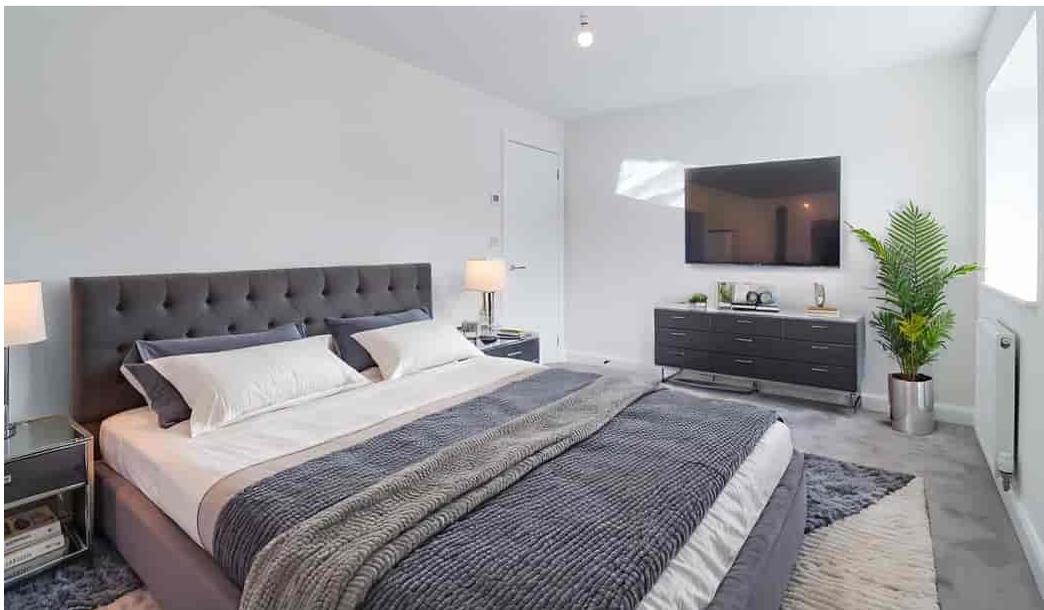




THE ESTATE AGENTS  
1977



**Station Road, Great Billing, Northampton NN3 9DS**  
**Guide Price £400,000 - Freehold**



## PROPERTY DESCRIPTION

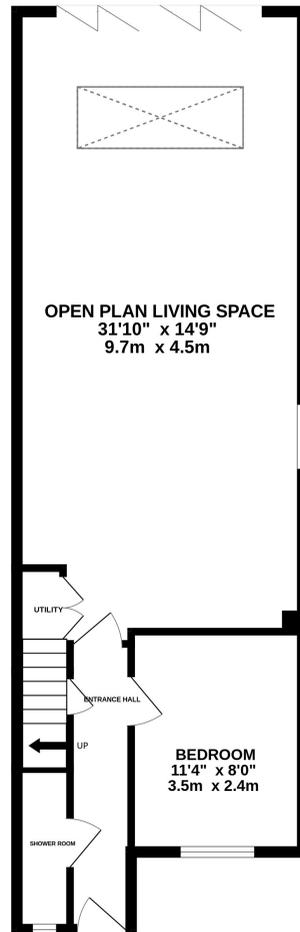
The Estate Agents are proud to present this simply stunning, three bedroom detached, new build property in the highly desirable and sought after area of Great Billing. The bespoke build has been carried out by a local company who have a reputation for high specification and uncompromising quality of finish. The spacious accommodation briefly comprises; a light and welcoming entrance hall, bedroom/home office, shower room, utility space and an imposing open plan kitchen, dining and family room. On the first floor are two double bedrooms and a beautifully appointed family four piece bathroom suite. Outside the property has a drive with electric gates, parking for three cars and an electric car charger. To the rear of the property is a generous garden, enclosed by fencing and offers a good degree of privacy. Station Road is ideally located close to the village and within easy reach of local amenities, schools and fantastic road links with the A43/A45 & M1.

Note: Some of these photos have been virtually staged

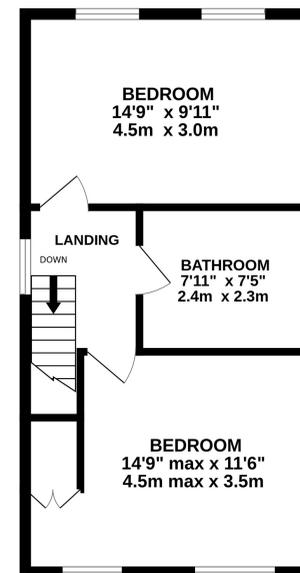
## POINTS OF INTEREST

- Stunning Three Bedroom Detached
- 6 Year New Build Warranty
- Large Open Plan Kitchen, Dining & Family Room
- Built To A High Specification & Finish
- EPC Rating -A
- Highly Desirable & Sought After Location
- Ground Floor Shower Room & First Floor Bathroom
- Drive With Off Road Parking And EV Charger
- Amazing House For Indoor And Outdoor Entertaining
- Integrated Solar panels accompanied by a house battery storage system

**GROUND FLOOR**  
661 sq.ft. (61.4 sq.m.) approx.



**1ST FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.8 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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