



**Home Farm Close, Little Billing, Northampton NN3 9AS**

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## **Home Farm Close, Little Billing, Northampton**

This luxury off-market home offers high-end finishes, full underfloor heating, multiple spacious living areas, a stunning designer kitchen plus a separate spice kitchen, four generous bedrooms with three en-suites, and a private self-contained one-bedroom self contained annex.

### **Hallway**

Marble flooring, doors leading to rooms, stairs going up to first floor landing.

### **Downstairs Bathroom**

Low level WC, marbled throughout, sink with mixer taps, shower.

### **Lounge**

Includes a front-facing double-glazed window, internal glazed door opening into the dining area, a decorative fireplace feature, and polished marble flooring.

### **Dining Room**

Offers direct access to the rear garden through a double-glazed door, generous built-in storage, ample space for a large dining table, and matching marble flooring.

### **Kitchen**

Equipped with rear windows and an external door, extensive worktop space, a gas cooker, an inset sink with mixer tap, and a connecting door to the utility room.

### **Utility Room**

Provides additional work surfaces, an extra sink with mixer tap, space for appliances including a washing machine, and a second gas cooker.

### **First Floor Landing**

Laid with laminate flooring, giving access to all upper-level rooms.

### **Bedroom One**

Finished with laminate flooring and offering access to a rear balcony through a double-glazed door.

### **Bedroom Two**

Includes laminate flooring, a side-facing double-glazed window, and its own en-suite shower room.

### **Ensuite To Bedroom Two**

Fitted with a WC, basin with mixer tap, and shower enclosure.

### **Bedroom Three**

Benefits from a front-facing double-glazed window and laminate flooring.

### **Bedroom Four**

Also front-facing with a double-glazed window and laminate flooring.

### **Bedroom Five**

Positioned at the rear with laminate flooring, a double-glazed window, and access to a private en-suite.

### **En-Suite To Bedroom Five**

Contains a WC, basin with mixer tap, and a shower unit.

### **Bathroom**

Features a WC, basin with mixer taps, a bathtub with shower attachment, and marble-style wall finishes.





### **Outside Rear Garden**

The rear garden offers a smart, low-maintenance layout with a central artificial lawn surrounded by sleek porcelain patio tiles. Contemporary fencing and hanging planters provide a stylish finish, while the garden enjoys beautiful open views over the adjacent parkland, creating a peaceful and scenic backdrop.

### **Front Garden**

The front garden features a spacious, fully block-paved driveway offering ample off-road parking. Neatly bordered fencing and mature planting add privacy, while the modern facade of the home provides an impressive first impression.



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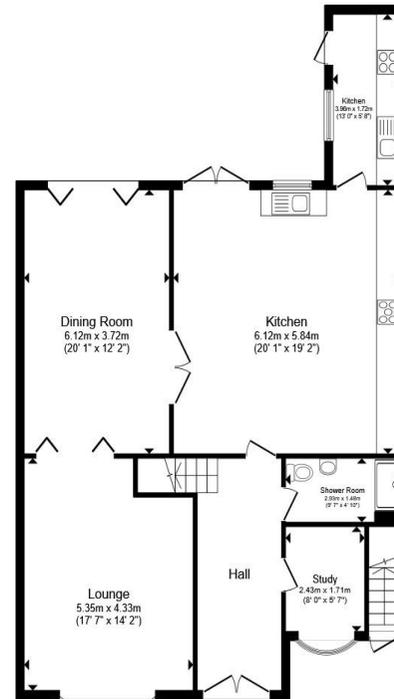
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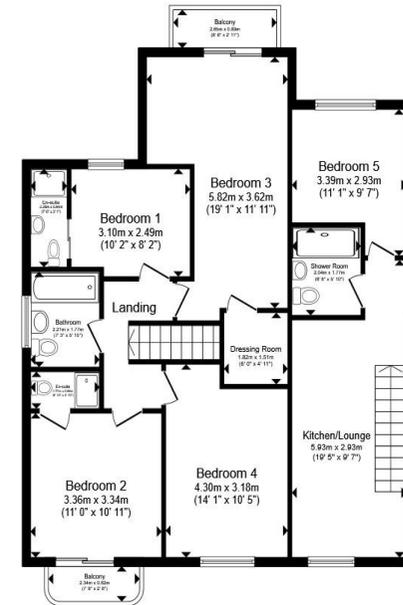
- Four Bedroom House
- Premium Kitchen
- Whole-Home Underfloor Heating
- Premium Finishes
- Multiple Living Space

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of  
**£615,000**



Ground Floor



First Floor

Total floor area 216.1 m<sup>2</sup> (2,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
NMS115901 - 0002

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