



BILLING ROAD,
NORTHAMPTON, NORTHAMPTONSHIRE

JACKSON-STOPS 

11 BILLING ROAD,
NORTHAMPTON, NORTHAMPTONSHIRE, NN1 5AW

TOTAL APPROX. FLOOR AREA 1,887 SQ FT/175.2 SQ M

BEAUTIFULLY PRESENTED PERIOD TOWN HOUSE IN CONSERVATION AREA OFFERING AN ABUNDANCE OF CHARM AND CHARACTER, WITH ENCLOSED GARDENS AND PARKING TO THE REAR



DISTANCE

Northampton town centre half a mile
M1 (Junction 15) 4 miles
Northampton train station 2 miles
(Serving London Euston in 55 minutes)

Distances/times approximate

GROUND FLOOR

- Entrance hall
 - Open plan kitchen/lounge and dining room
 - Cloakroom
-

FIRST FLOOR

- Landing
 - Sitting room
 - Spacious main bedroom with bathroom en suite
 - Utility
-

SECOND FLOOR

- Three further double bedrooms
 - Bathroom with shower
 - Study/nursery
-

OUTSIDE

- Front garden
- In conservation area
- Enclosed rear gardens
- Rear vehicle access with parking for 3 vehicles

ASKING PRICE £475,000 Leasehold

THE PROPERTY

The property was comprehensively and lovingly restored approximately six years ago to an exceptional standard, seamlessly combining modern-day comforts and conveniences with a wealth of original period features. These include tall corniced ceilings, elegant sash windows, oak flooring and original fireplaces, all of which contribute to the property's considerable charm, character and timeless appeal. The house forms part of an elegant terrace within a sought after conservation area close to the Cultural Quarter of the town.

Stepping inside, the beautifully refurbished Minton tiled flooring immediately sets the tone for the quality and attention to detail found throughout the property. A staircase rises to the upper floors, with useful storage beneath, while a conveniently positioned cloakroom provides a WC.

The fabulous double-aspect kitchen, dining and sitting room is wonderfully bright and spacious, with a large bay window to the front elevation flooding the room with natural light. The kitchen is beautifully appointed with an extensive range of wall and base units, and a larder cupboard, complemented by hardwood work surfaces and a comprehensive selection of integrated appliances, including a fridge, freezer, dishwasher, wine coolers and a Quooker tap which no home should be without. A substantial island unit, topped with a quartz work surface, provides excellent additional storage together with seating for informal dining. The impressive Smeg range cooker is set within a bespoke handcrafted recess with an extractor fan above, creating a striking focal point. Oak flooring runs throughout this superb open-plan space, adding warmth and continuity. To the seating area there is an open fireplace with carved surround and tiled insets.

To the first floor, the elegant sitting room provides a tranquil and inviting space in which to relax, with an attractive Victorian cast iron fireplace, fitted alcove cabinets and shelving., while the principal bedroom has an open cast iron fireplace and benefits from an extensive range of fitted wardrobes. A beautifully appointed en suite bathroom comprises a freestanding roll-top bath, separate shower, wash hand basin and WC, further enhanced by the comfort of underfloor heating. Also conveniently situated on this floor is a utility room, with space and provision for laundry appliances.



To the second floor, a useful study is positioned on the half landing, while three further generously proportioned double bedrooms provide excellent additional accommodation. These are served by a well-appointed family bathroom comprising a bath with shower over, wash hand basin

OUTSIDE

Set back from the road, the property is approached through the lawned front garden with pathway and steps to the front entrance.

The rear garden is a real highlight, with an attractive paved entertaining terrace and steps up to the lawn area. A gated access leads to the three rear parking spaces which are accessed via a service road from Victoria Road. Additional parking nearby is available with permits.

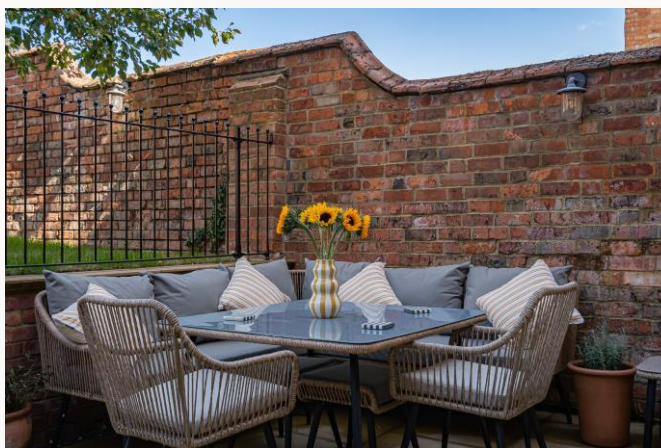
AGENTS NOTE

The basement to the property is let separately and accessed from the front with only emergency access to the rear, therefore no disturbance to the privacy and enjoyment of 11 Billing Road.

LOCATION

Train services are available at Northampton town centre into London Euston with journey times of around 1 hour and within close proximity from the highly regarded Abington Park with all its facilities. Both state primary and secondary schooling are well served in the area along with private education establishments within sensible driving distance. The town centre and Cultural Centre, with the Theatre, Cinema and Museum are a short walking distance away as are the varied shops, restaurants and bars in St Giles Street

DIRECTIONS SAT NAV NN1 5AW
What3Words: drain.hooked.fake



PROPERTY INFORMATION

Services: All main services are connected. Gas fired central heating with boiler installed in 2021

Broadband: Ultrafast

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band D
£2,443.25 for the year 2026/2027

EPC Rating: D

Tenure: Leasehold with 994 years to run. Ground rent of £100 p.a. payable.

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

September 2026

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

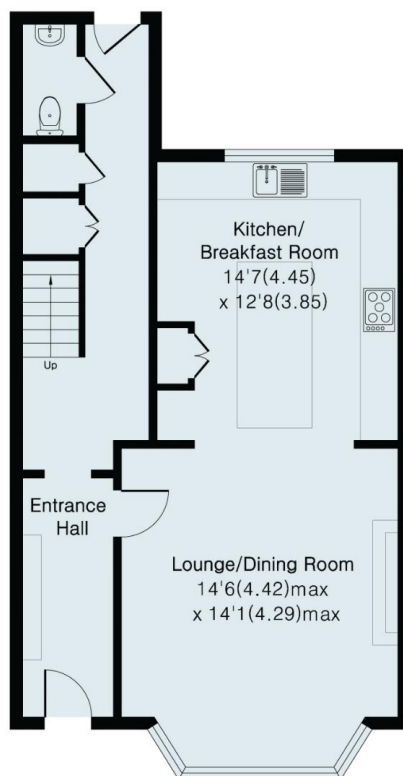
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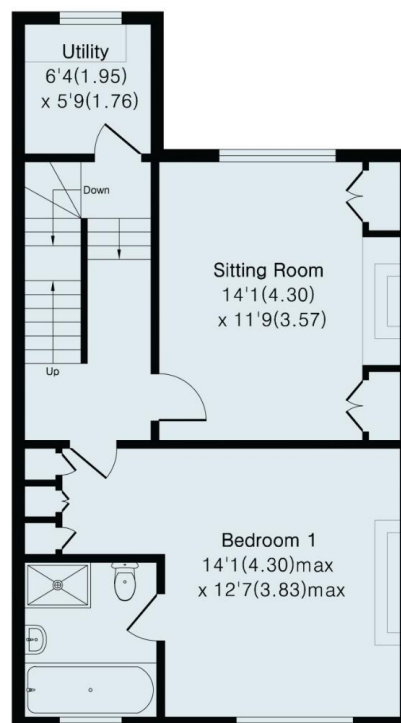
Approximate Area = 1887 sq ft / 175.2 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





NORTHAMPTON

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