

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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NN17 1BH

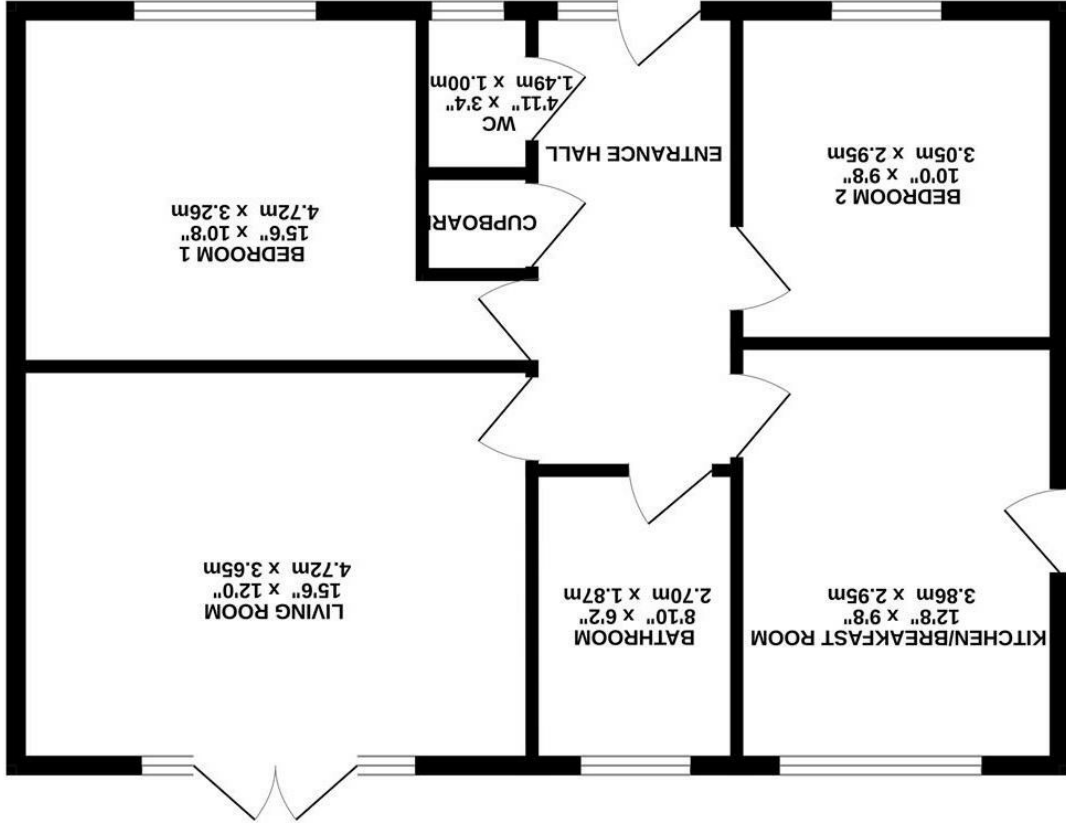
Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
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Made with Metropix ©2024

TOTAL FLOOR AREA: 710 sq. ft. (65.9 sq.m.) approx.



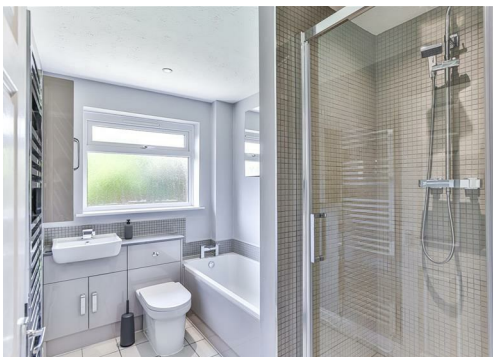
11a Lea Way, Wellingborough, NN8 3LX
Guide price £320,000



Set back from the main road and made private by a tall hedgerow is this two-bedroom detached bungalow, which has been newly refurbished throughout. The property is located within a reputable neighbourhood and is close to local schools, good public transport links, and a wealth of local amenities. The deceptively spacious accommodation comprises, a living room, a kitchen/breakfast room, two double bedrooms, a bathroom, and a guest w/c. The property also benefits from triple glazing which contributes to increased energy efficiency, security, and durability. Externally to the property, you will find a beautifully presented rear garden which is mostly laid to lawn and has an additional paved patio area - perfect for outdoor furniture and dining. You will also find a low-maintenance paved driveway with space for up to four cars and a single garage.

Entrance to the property is gained via the entrance hall which gives access to all accommodation. The living room is generous in size, boasts natural light, and benefits from direct access to the rear garden via French doors. The newly fitted kitchen/breakfast room has a modern twist with a range of eye and base level units and integrated appliances, including a washing machine, hob/cooker, and a fridge/freezer. There is also space for a table and chairs, ideal for day-to-day dining. Both bedrooms are double in size and have plenty of space for storage. The bathroom comprises a shower enclosure, bath, concealed hand wash basin, and low-level w/c. To conclude the accommodation, you will also find an airing cupboard and a guest w/c.

COUNCIL TAX BAND - C
EPC - TBC



Living Room

15'5" x 11'11" (4.72 x 3.65)

Kitchen/Breakfast Room

12'7" x 9'8" (3.86 x 2.95)

Bathroom

8'10" x 6'1" (2.70 x 1.87)

Bedroom 1

15'5" x 10'8" (4.72 x 3.26)

Bedroom 2

10'0" x 9'8" (3.05 x 2.95)