

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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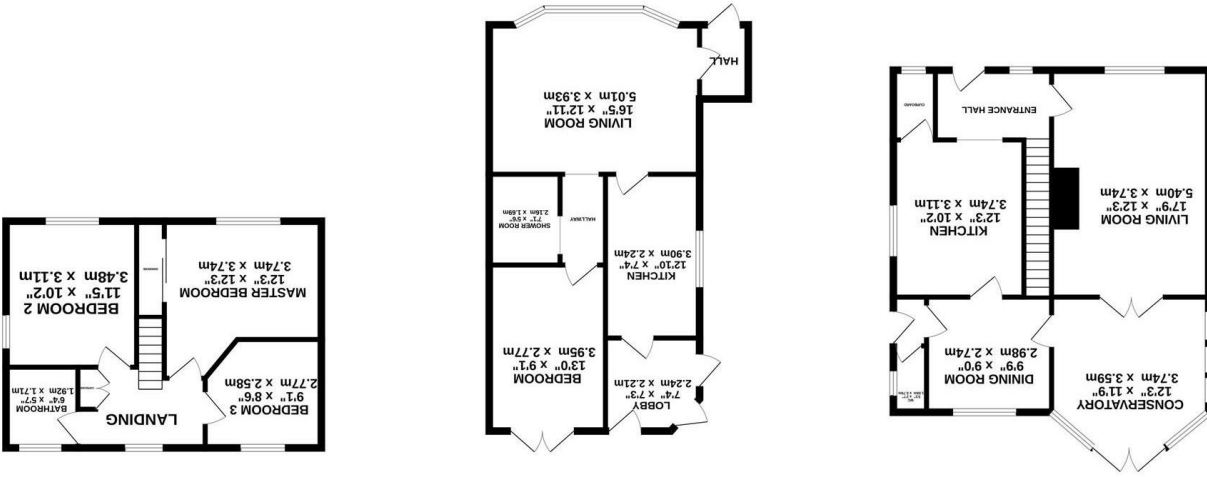
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Rothwell
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TOTAL FLOOR AREA: 1674 sq. ft. (155.5 sq. m.) approx.



3 Orlingbury Road, Wellingborough, NN9 5BH
£400,000



Situated on a large corner plot in the idyllic village of Little Harrowden is this well presented three bedroom semi detached property with a spacious, self contained annexe. The main home boasts three reception rooms, a kitchen, a guest WC, three bedrooms, which all benefit from air conditioning and fitted wardrobes in bedroom one, and a three piece family bathroom. The self contained annexe enjoys a living room, a kitchen, a double bedroom, and a shower room. Externally, you will find a large gravel driveway with space for several vehicles and a low maintenance rear garden, which is predominately block paved, with the addition of a decked area, ideal for outdoor furniture and dining.

Upon entry, you are welcomed into the entrance hall, which provides access to the living room, kitchen, and rising staircase to the first floor. The living room has ample space for furniture and enjoys a fully working log burner with an oak mantle piece as its focal point. The adjoining conservatory creates an additional reception room with views and access out to the rear garden via French doors. You can also access through to the dining room. Fitted with eye and base level units, the kitchen benefits from an integrated oven and gas hob and has space for a washing machine, an American fridge/freezer, and a small dining table and chairs, should you desire. To the first floor, you will find three good sized bedrooms, the family bathroom, and a spacious storage cupboard on the landing. The self contained one bedroom annexe is connected to the main house so can be accessed via an entrance lobby to the rear or its own front door from the driveway. The annexe kitchen has ample storage, an integral oven/hob, and space for further appliances, including a washing machine and under counter fridge. The living room is on the front aspect and is flooded with natural light from the large bay window.

COUNCIL TAX - B
EPC RATING - D
ANNEXE EPC RATING - C



- Kitchen**
12'3" x 10'2" (3.74m x 3.11m)
- Living Room**
17'8" x 12'3" (5.4m x 3.74m)
- Dining Room**
9'9" x 8'11" (2.98m x 2.74m)
- Conservatory**
12'3" x 11'9" (3.74m x 3.59m)
- Bedroom One**
12'3" x 12'3" (3.74m x 3.74m)
- Bedroom Two**
11'5" x 10'2" (3.48m x 3.11m)
- Bedroom Three**
9'1" x 8'5" (2.77m x 2.58m)
- Bathroom**
6'3" x 5'7" (1.92m x 1.71m)
- Annex Living Room**
16'5" x 12'10" (5.01m x 3.93m)
- Annex Bedroom**
12'11" x 9'1" (3.95m x 2.77m)
- Annex Kitchen**
12'9" x 7'4" (3.9m x 2.24m)
- Annex Shower Room**
7'1" x 5'6" (2.16m x 1.69m)