

**34 John Gray Road  
Great Doddington  
WELLINGBOROUGH  
NN29 7TF**

**£290,000**



- MODERNISED AND UPDATED
- OFF ROAD PARKING
- REFITTED BATHROOM
- QUIET VILLAGE LOCATION

- LARGE SOUTHERLY FACING GARDEN
- REFITTED KITCHEN
- THREE BEDROOMS
- ENERGY PERFORMANCE RATING: C

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Set on a large, southerly facing plot, this delightful family home has been beautifully updated and modernised throughout. Set in the picturesque village of Great Doddington, this home is within easy reach of the A45 which in turn links Northampton and Wellingborough providing an idyllic rural location for commuters with access to Railway Stations in both towns and also having access to the M1 and A509 to Milton Keynes. The accommodation comprises; an entrance hall, stylishly refitted kitchen with a host of built-in appliances, a large light and airy lounge/diner, three generously sized bedrooms and a refitted bathroom. Further benefits include re-plastered ceilings, an updated modern gas fired radiator heating system, uPVC double glazing, a large rear garden and a drive with off road parking for two to three cars.

## **Ground Floor**

### **Entrance Hall**

Entered via uPVC double glazed door, stairs rise to the first floor landing, under stairs storage cupboard, laminate flooring, radiator, door to the lounge and doorway to the kitchen.

### **Lounge/Diner**

19'6 x 11'6 narrowing to 9'1 (5.94m x 3.51m narrowing to 2.77m)

A large light and airy room with a uPVC double glazed window to the front elevation, sliding patio doors to the rear garden, two radiators, feature fireplace with a timber beam, television point, space for a dining table and chairs.

### **Kitchen**

9'6 x 8'8 (2.90m x 2.64m)

Stylishly refitted with a modern range of wall and base level units with complementary timber effect works surfaces over, inset one and a half bowl sink drainer unit with a mixer tap over, integrated electric oven and induction hob with an extractor over, built-in washing machine, dishwasher and fridge freezer, tiling to splash back areas, double glazed windows to the front and rear elevations, door to the rear garden.

## **First Floor**

### **Landing**

Doors to the first floor rooms, double glazed window to the side elevation, loft access hatch.

### **Bedroom One**

12'3 x 9'11 (3.73m x 3.02m)

Double glazed window to the front elevation, radiator, television point.

### **Bedroom Two**

9'11 x 8'2 (3.02m x 2.49m)

Double glazed window to the rear elevation, radiator, built-in wardrobe.

### **Bedroom Three**

9'7 x 8'1(max) (2.92m x 2.46m(max))

Double glazed window to the front elevation, radiator built-in storage/wardrobe over stairs.

### **Bathroom**

Refitted with a modern white suite comprising a panelled bath with a shower and screen over, pedestal sink, low level W.C., radiator and towel rail, extractor fan, shaver socket, built-in vanity cupboard, cupboard housing boiler, tiling to splash back areas.

## **Outside**

**Front Garden**

Laid mainly to gravelled beds, long drive with parking for two to three cars, path to the front door and gated access to the rear garden.

**Rear Garden**

A large southerly facing rear garden enjoying a good degree of privacy, laid mainly to lawn with patio and sun terrace areas, hard standing for a large garden shed, gravelled area and a number of enclosed flower beds which are well stocked with maturing plants and shrubs, outside light and tap, gated side access to the drive.

**Agents Notes**

Local Authority: Wellingborough

Council Tax Band: C

Energy performance Rating: C



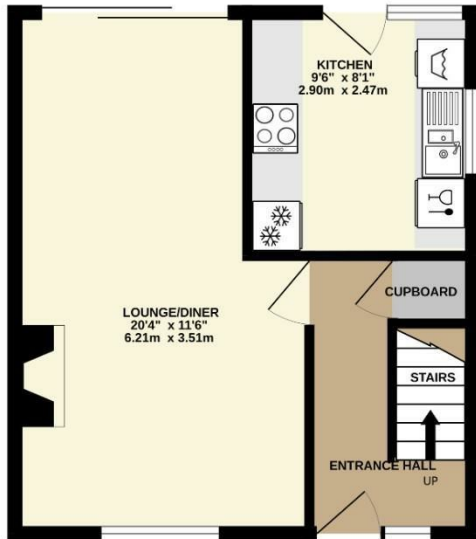




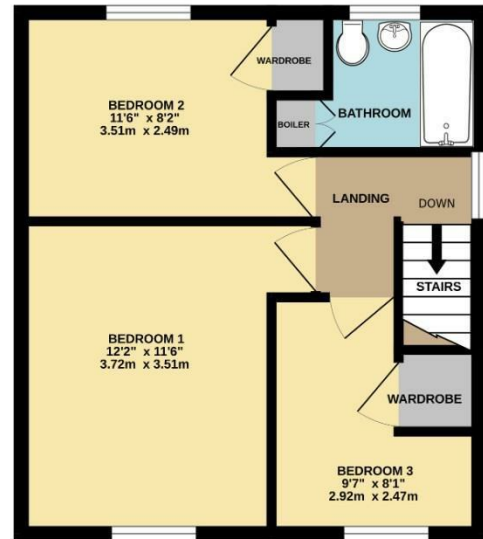




GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.

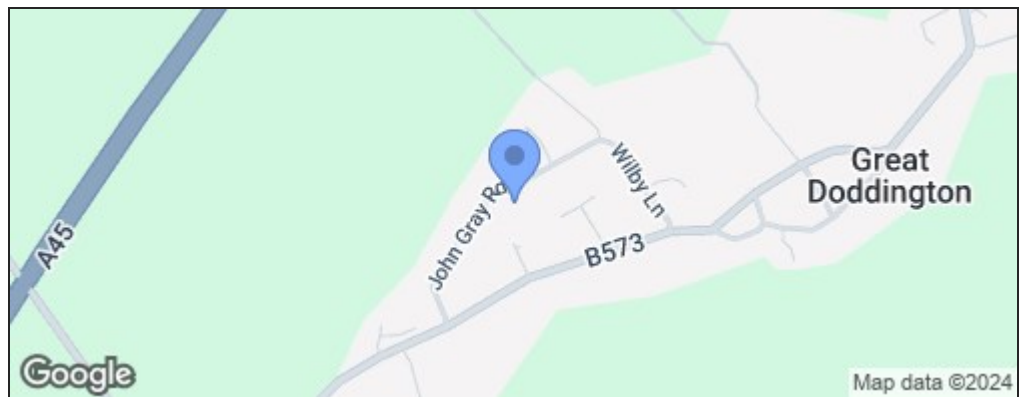


1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>88</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.