

**99 Northampton Road
Wellingborough
NORTHAMPTONSHIRE
NN8 3PL**

£335,000



- SEMI DETACHED HOME
- 1930'S HOME
- EXTENSIVE GARDENS
- GARAGE
- PRIVATE PARKING

- THREE BEDROOMS
- CLOSE TO TOWN CENTRE
- SOLAR PANELS FITTED
- OFF ROAD PARKING FOR SEVERAL CARS
- ENERGY EFFICIENCY RATING : C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Located on the popular Northampton Road in the charming town of Wellingborough, this delightful semi-detached house, built in the 1930's, offers a perfect blend of character and modern living. With three good sized bedrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are greeted by an inviting lounge/dining room, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to create cherished memories with family and friends. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the extensive gardens that surround it. These beautiful outdoor spaces offer a tranquil retreat, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. The gardens provide plenty of room for children to play or for hosting summer gatherings.

Parking is a breeze with space for up to three vehicles, a rare find in many properties. This feature adds to the convenience of living in this lovely home, making it easy for you and your guests to come and go.

The property also benefits from solar panels keeping energy costs to a minimum

In summary, this semi-detached house on Northampton Road is a wonderful opportunity for anyone looking to settle in Wellingborough. With its spacious interiors, beautiful gardens, and ample parking, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home.

Ground Floor

Entrance Hallway

Enter via a storm porch through a double glazed composite front door into the entrance hallway with original tiled flooring, radiator and two double glazed stain glass windows to the front aspect. Stairs rising to the first floor and door to;

Downstairs Cloakroom

Two piece suite comprising a WC and wash basin with tiled flooring and double glazed obscure window to side aspect.

Lounge/Diner

27'2" x 13'1" (8.29 x 3.99)

Double glazed bay window to the front aspect and double glazed French doors leading to the rear gardens. Feature fireplace with an open fire and hearth. Oak effect laminate flooring, picture rails and two radiators.

Kitchen/Breakfast Room

18'6" x 9'5" (5.66 x 2.89)

A range of floor and eye-level Shaker style kitchen units with matching worktops and complementary tiling. One and a half bowl inset sink with drainer and mixer taps. Built-in appliances to include an induction hob, double oven, dishwasher, washing machine, fridge and freezer. Double glazed windows to front and side aspects and a double glazed door leading to the side aspect. Tiled flooring and ceiling spotlighting.

First Floor

First Floor Landing

First floor landing with a double glazed stained glass window to the side aspect and loft access. The loft is boarded and accessed via a ladder and houses the central heating boiler.

Bedroom One

13'0" x 11'8" (3.98 x 3.56)

Double glazed bay window to the front aspect and a range of wall to wall built-in wardrobes and drawers. A double radiator and original picture rails.

Bedroom Two

13'5" x 10'1" (4.09 x 3.08)

Double glazed window to the rear aspect, laminate flooring, original picture rails and a double radiator.

Bedroom Three

9'1" x 9'0" (2.77 x 2.76)

Double glazed window to the rear aspect, single radiator, original picture rails and laminate flooring.

Family Bathroom

Modern three-piece bathroom suite comprising a close-coupled WC, wash basin and bath with shower over and shower screen. Tiling to water sensitive areas and tiled flooring. Double glazed obscure window to the front aspect and an upright ladder style chrome radiator and ceiling spotlighting.

Externally

Front Garden

Landscaped front garden mainly laid to lawn and stocked with mature trees, bushes and shrubs with a block paved driveway allowing parking for at least three cars leading to the roller shutter door.

Rear Gardens

Extensive beautifully landscaped rear gardens mainly laid to lawn and stocked with mature trees, bushes and shrubs. Raised planted area and vegetable patch. Summer house and potting shed with a greenhouse with two separate patio areas.

Private Driveway

Block paved driveway behind the roller shutter door leading to the garage

Garage

Single garage with up and over garage door and double glazed window to the rear. Fitted with power and light.

Agents Notes

Council Tax Information

Wellingborough Town Council : Tax band C








GROUND FLOOR
779 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.