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The Green, Chelveston  
Wellingborough  
Northamptonshire, NN9 6AJ  
£549,995 Detached

4 2 1



Department: Sales

Tenure: Freehold



A BEAUTIFULLY PRESENTED, DOUBLE FRONTED, PART THATCHED STONE COTTAGE, SITUATED WITHIN ONE OF THE MOST SOUGHT AFTER VILLAGES IN EAST NORTHAMPTONSHIRE.

#### GROUND FLOOR

- PORCH
- LIVING ROOM
- FAMILY ROOM/BEDROOM
- KITCHEN
- HALLWAY
- WC
- UTILITY ROOM

#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

#### FIRST FLOOR

- BEDROOM (EN-SUITE)
- BEDROOM
- BEDROOM
- BATHROOM





## THE PROPERTY

A beautifully presented, double fronted, part thatched stone cottage, situated within one of the most sought after villages in east Northamptonshire.

The accommodation comprises entrance porch and separate hallway, cloakroom, utility room, dual aspect kitchen/dining room with a range of Shaker style units, solid Iroko work tops and quality integrated AEG appliances, leading to the dual aspect lounge with a beamed ceiling and Inglenook fireplace. There is also family room/bedroom four with bay window, oak Parquet block flooring and beamed ceiling.

To the first floor is a beamed ceiling, split landing leading to three double bedrooms, en-suite to bedroom one and a family bathroom.

Outside, there are gardens to the rear with a driveway providing off road parking for several vehicles.

Benefits include double glazing and gas radiator heating. Viewing is recommended to appreciate the quality of workmanship, size and location.

EPC Rating: C. Council Tax Band: E







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent



## LOCATION

The market town of Wellingborough is situated 11 miles northeast of Northampton and has road links to both the A14 and M1 via the A45 dual carriageway. It also benefits from a Midland mainline rail station (which featured in the film Kinky Boots albeit branded as Northampton) with a direct service between Nottingham and London St Pancras International with its Euro Star interchange. The town centre offers shopping and leisure facilities including several weekly markets and The Castle theatre, with additional amenities including large supermarkets and health clubs located on the outskirt retail parks. There are also numerous state primary schools feeding four secondary schools and a campus for Tresham College. The nearest university provision is located in Northampton.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

