



2 The Downs

Wellingborough, Northamptonshire NN9 5YP



Simpson & Weekley

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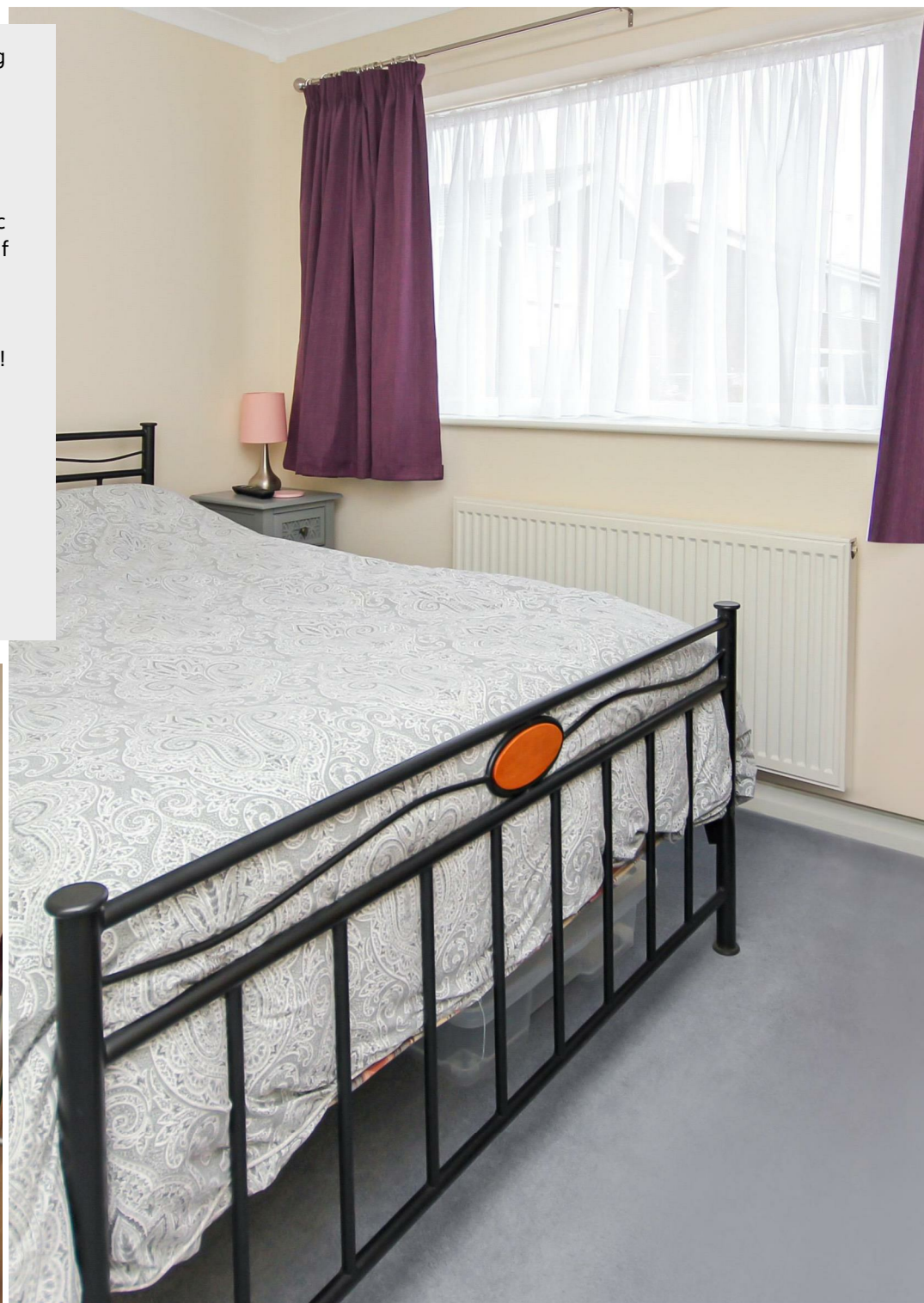
About the Property

Situated on the ever popular Redhill Grange, occupying a large corner plot and offering Full Two Storey Planning Permission (valid until February 2026, see additional plans attached) to turn this already spacious property into a 5 double bedroom, 2 ensuite with additional large downstairs study area and all without losing any of the spacious garden. Currently boasting spacious living accommodation with separate reception rooms, conservatory, utility room, downstairs cloakroom, refitted bathroom and ensuite, 4 double bedrooms, double garage with brand new double insulated electronic remote controlled garage door, rear garden that wraps around the front and the rear of the property which also offers a covered veranda area ideal for outside entertaining. This property would make the perfect family home due to the space, potential to extend and location on offer and must be seen internally to be fully appreciated! Please call us on 01933 224953 for more information, or to book your viewing in today! Council tax band: E. EPC rating: C/69.

Offers Over £400,000



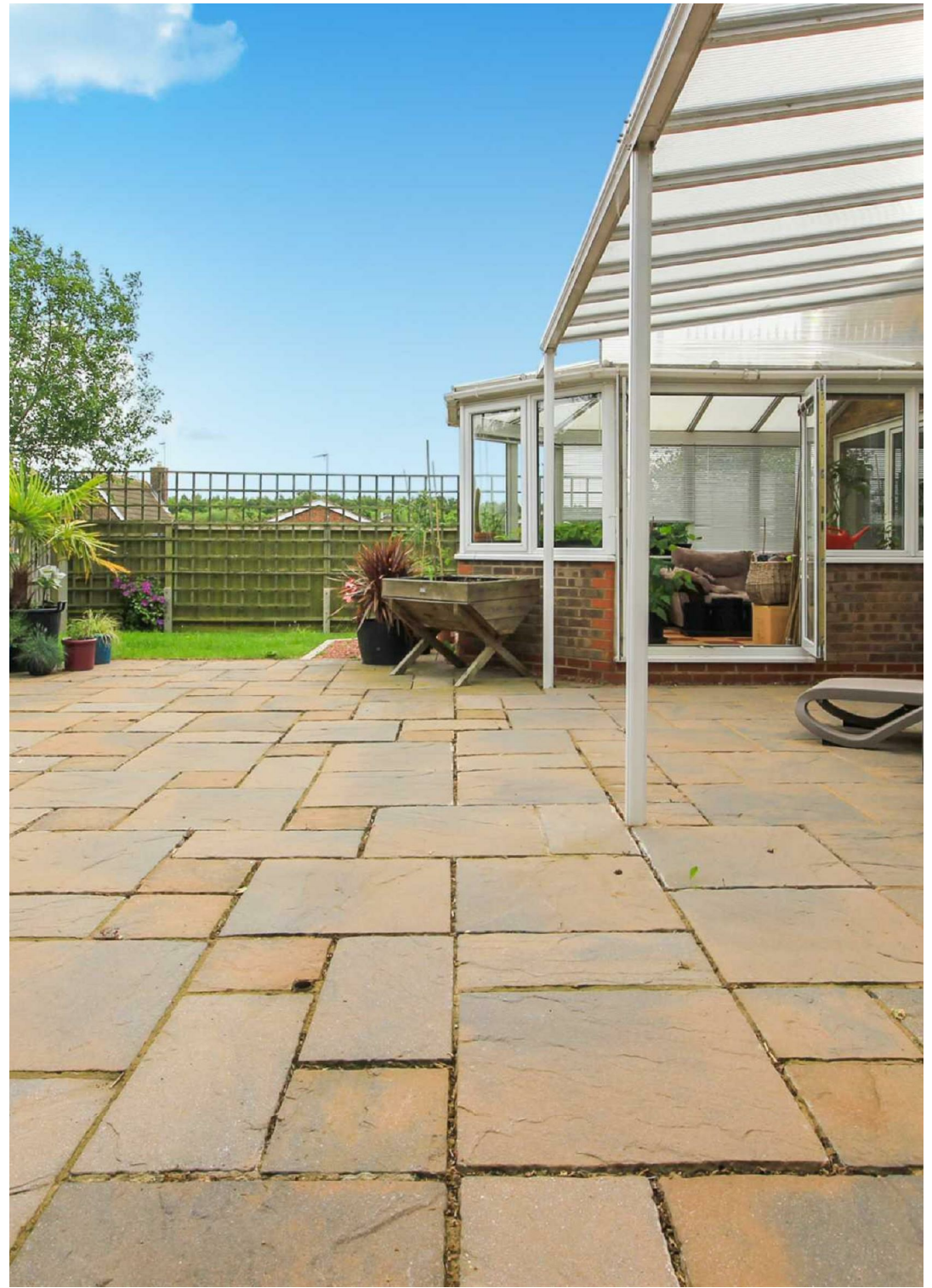
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Lounge - 19ft4 x 12ft5
Conservatory - 13ft x 10ft5
Dining Room - 9ft11 x 9ft9
Kitchen - 13ft x 9ft10
Utility Room - 6ft9 x 6ft
Bedroom One - 13ft4 x 12ft5
Bedroom Two - 13ft9 x 11ft
Bedroom Three - 13ft1 x 9ft11 narrowing down to 7ft6
Bedroom Four - 9ft11 x 9ft11
Study - 5ft10 x 5ft9
Bathroom - 8ft8 x 6ft6







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

GROUND FLOOR



1ST FLOOR



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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