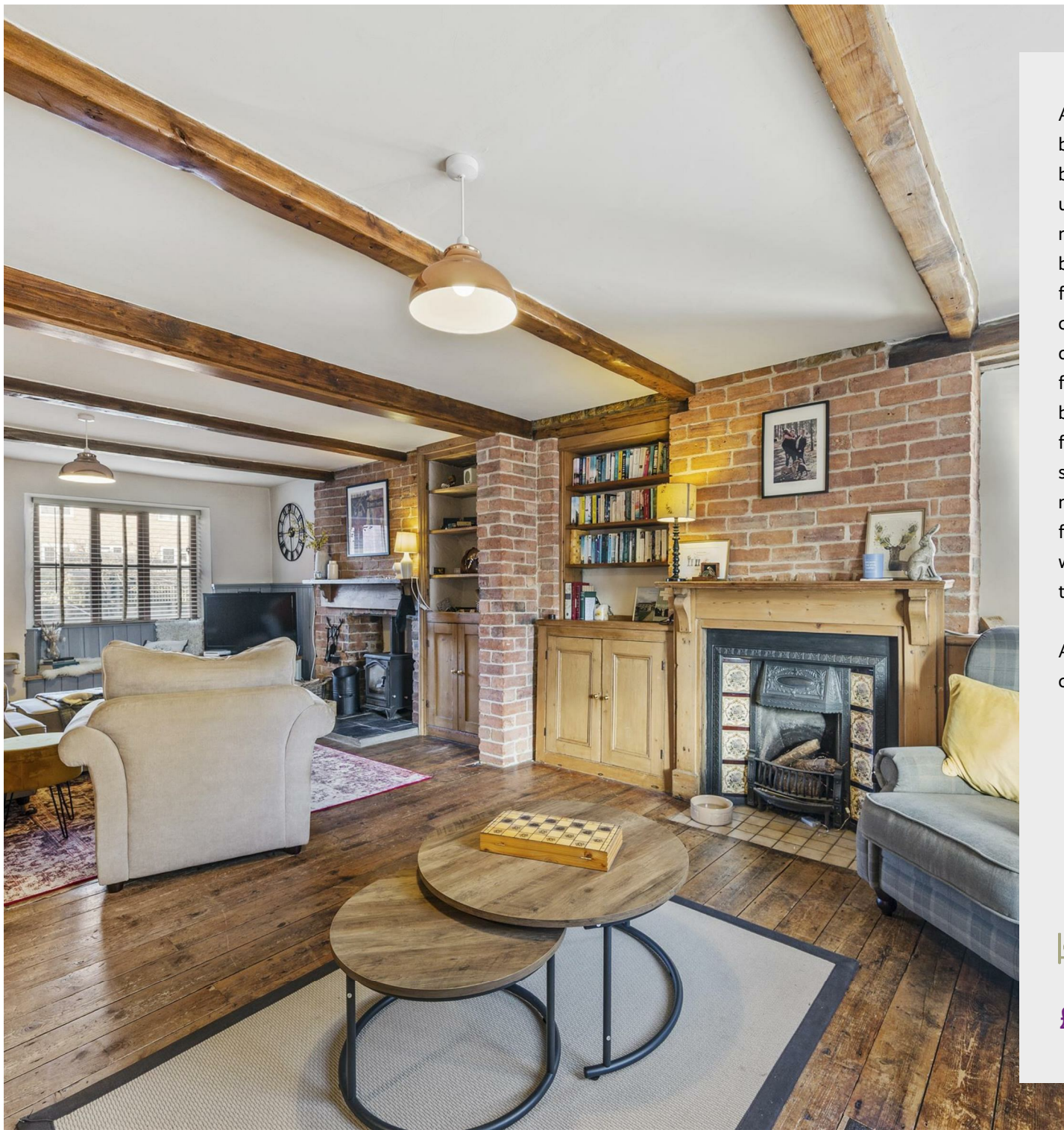




2 Dolben Square  
Wellingborough, NN9 5LY



Simpson & Partners



A rare and exciting opportunity to acquire this beautifully restored three storey, stone and brick two bedroom semi-detached cottage. The property has undergone a complete modernisation program whilst retaining many original features from its former use of being a bakery which include, stripped and stained floor boards, original pine panelled doors and cupboards, beamed ceilings and walls, pine panelling to dado height in most rooms, 22' bespoke reclaimed pine fitted kitchen, luxury refitted white three piece bathroom suite and an enclosed cottage style Westerly facing rear garden. The accommodation comprises 24' sitting room, stairs down to the 22' kitchen/dining room, utility area and the downstairs WC. On the first floor there are two double bedrooms and a bathroom with a staircase to loft room, which has potential for a third bedroom.

An internal viewing is a must to appreciate this superb characterful cottage!

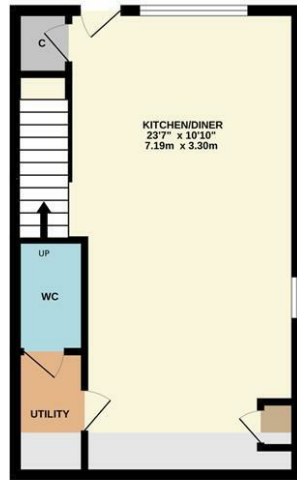
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£315,000

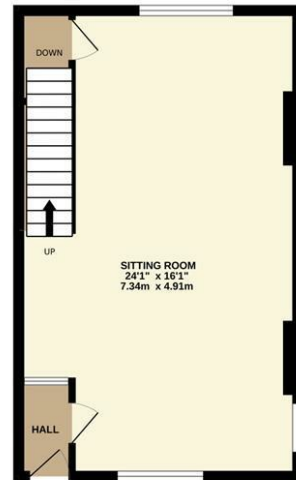




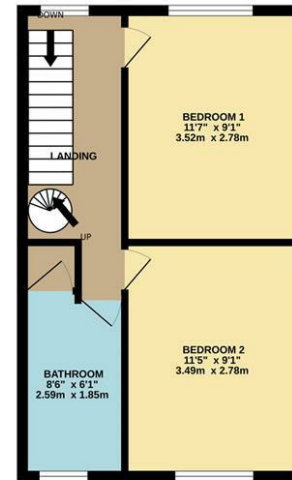
LOWER GROUND FLOOR



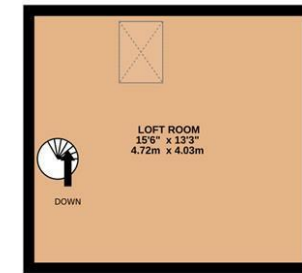
GROUND FLOOR



1ST FLOOR



LOFT ROOM



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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	



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