

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Stylish Corner Plot”



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This beautifully extended family Home is located in the desirable modern development just off Gainsborough Drive, boasting a versatile layout with two reception rooms, a conservatory and a private rear garden.

Property Highlights

- Situated in a desirable location, tucked away at the end of a cul-de-sac of similar executive homes and within a stone's throw of Redwell Medical Centre, Redwell Primary School and local shops. Wellingborough train station is just under 2 miles away and the A509, A45 and A14 are within close proximity providing excellent travel links by car.
- Entrance through the timber front door leads into the inviting Entrance Hall with access to the ground floor accommodation and stairs rising to the first floor.
- Stylish Living Room, naturally light from the bay window to the front elevation, with a built-in media wall, electric fireplace, and useful storage cupboards. The Living Room is separated by a painted glass panel door with sidelight window, allowing additional light to flood the room, and providing an open plan feel into the Dining Room.
- Separate formal Dining Room featuring sliding patio doors to the Conservatory, and a further door providing access to the Kitchen. While currently used as a dining room, this versatile space offers flexibility for various uses, such as an additional reception room, playroom, home office, and more.
- UPVC constructed Conservatory with a low-level brick wall, double glazed windows, and a fantastic outlook over the Garden with French doors providing access to the raised decking area.
- Extended Kitchen/Breakfast Room offering a modern open plan layout, featuring timber effect vinyl flooring, uPVC glass-panelled French doors leading to the rear garden, a useful pantry cupboard, a breakfast bar and a further space for a breakfast table and chairs.
- Fitted Kitchen with an array of eye and base level units, roll-top work surfaces and tiled splashbacks, a stainless steel one and a half bowl sink and draining board, and appliances to include an integrated dishwasher and washing machine, high-level double oven, a five-ring gas hob and an extractor hood, and space for a freestanding fridge/freezer (not included).
- Ground floor WC with a two-piece suite to include a low-level WC and a wall-mounted wash hand basin.
- The stairs flow up to the first floor Landing with a window to the side elevation providing an abundance of natural light, a useful airing cupboard and a drop-down hatch provides access to the loft.
- Three Bedrooms, two of which are double in size with built-in wardrobes, and the Third Bedroom currently is being used as the home office. The Principal Bedroom, naturally light from the bay window to the front elevation incorporates a modern en-suite Shower Room with a chrome heated towel rail, timber effect tiled flooring, tiled walls, a window to the side elevation and a three-piece suite to include a low-level WC, a vanity unit with a wash hand basin and a shower enclosure with an electric 'Mira Sport' shower.
- Recently refurbished modern family Bathroom boasting tiled walls, a window to the front elevation, a chrome heated towel rail and a three-piece suite to include a low-level WC, a wash hand basin with waterfall taps and a panel enclosed L-shaped bath with a thermostatic waterfall shower over.
- Separate single detached Garage situated to the side of the Property, benefiting from off-road parking in front, an electric charging point, a manual up-and-over door, as well as lighting and power inside and access to the rear.



Spencelayh Close,
Wellingborough,
NN8 4UU

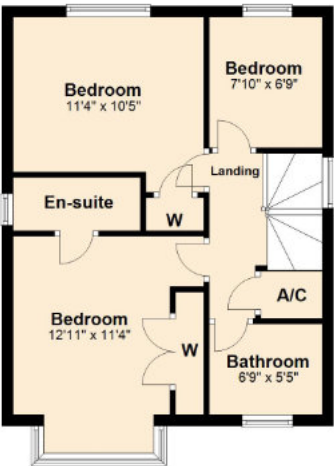


Outside

The Property occupies a great location on the street, with a desirable corner position. There is a neat frontage with an array of planted borders, an area of lawn and a paved pathway leading to the front door. The rear Garden backs onto a neighbouring green space providing excellent dog walks and good privacy. A timber decking area, perfect for entertaining, is located by the French doors from the Kitchen and the Conservatory with steps leading down to an area of lawn, a variety of planted borders and a pathway leading to the rear of the Garden. The rear section of the Garden comprises of a hardstanding area that houses a timber shed with lighting and power, access through a door to the Garage and a pathway to a secure timber gate leading to the driveway.

Floorplan

First Floor



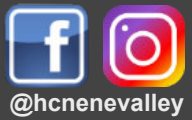
Ground Floor



Total Floor Area:
1283 SqFt



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