

# HENDERSON CONNELLAN

ESTATE AGENTS



“Step Back in Time”



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From the moment you walk through the door of this period four bedroom property, you're greeted by a wealth of character and charm from its original features, generous accommodation and gorgeous walled garden.



Park Road,  
Wellingborough,  
NN8 4QE





## Property Highlights

- Situated in a desirable part of the town, with a fantastic convenient location. The town centre is a short walk away and the train station is accessible by foot in around 25 minutes. The A509 & A45 are close by, making for excellent travel links by car and Rushden Lakes is just over four miles away.
- The character features flow through this beautiful property with original floorings, deep moulded skirting boards, ornate cornicing, period timber doors, open fireplaces, a beautiful walled garden and much more.
- Entrance through the double timber and glass panelled front doors leads into the compact Porch that provides weather protection for the gorgeous period timber door and sidelight windows. The door boasts beautiful stained-glass panels and surrounding windows and as you enter the property, you are greeted by a most charming Entrance Hall with original period Minton tiled floor, a dado rail, ornate coved cornicing, and a useful storage cupboard.
- Well-proportioned Reception Room, situated to the front of the property with a floor to ceiling bay window, a window to the side elevation, a dado rail, high-level picture rail and an ornate working open fireplace. Currently used as a music room/library, this room provides a great deal of versatility as could be used as a playroom, work from home space, and much more.
- Beautifully light Living Room from the dual aspect windows giving an excellent view across the garden and providing the room with a spacious feel. There is a high-level picture rail, attractive coved cornicing and a period cast iron working open fireplace.
- Towards the rear of the property there is a formal dining room, a vestibule to the Kitchen and providing a host of possibilities to create a generous open plan kitchen (subject to relevant consent). There are French doors leading out to the rear garden, a door into the Kitchen and a period cast iron open fireplace with a natural stone hearth.
- Modern Kitchen featuring Fired Earth tiled flooring, an original Pantry cupboard and a door to the rear hall. The Kitchen includes eye and base level shaker style units with roll top work surfaces and metro tiled splashbacks, an array of under counter lighting, a composite sink and draining board, and appliances to include a 'belling' range cooker and extractor hood, and integrated dishwasher and fridge.
- The original Pantry is currently housing the washing machine and offers a great degree of storage space. There is a window to the side elevation and the original quarry tiled floor and hanging hooks in the ceiling.



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- The Rear Hall provides access to the rear covered area and garden beyond and a door leads into the WC.
- The stairs flow up from the delightful entrance hall to the first floor with the original handrail, newel posts and balustrades. There is a central runner carpet and as you reach the Landing there is a great sense of space from the generous proportions. Two cupboards provide useful storage, whilst a period stained-glass window offers a unique feature in the ceiling with lighting behind.
- Four Bedrooms, all of generous proportions and capable housing double beds, and with extensive windows making for naturally light rooms.
- Separate WC with a window to the side elevation, travertine tiled flooring and splashbacks, and a two piece suite to include a low-level WC and a pedestal wash hand basin.
- Gorgeous Bathroom, finished to a very high standard with a mix of travertine and ceramic tiled floor and walls, a chrome heated towel rail, LED downlights, useful built-in storage shelves, and a three piece 'Fired Earth' suite to include a wet room walk-in shower with a rainwater shower head, an enamel bath with concealed taps and a bowl-style sink.
- A door from the entrance hall provides access to the period red brick steps that descend to the Cellar. There is a submersible pump tending to the surface water, whilst a small window to the side provides a degree of light and ventilation. The Cellar houses the consumer unit, meters, and the Fox ESS battery that is linked to the solar panels.
- Two garages, both offering generous proportions and with timber outward opening double doors. There is light and power in both and an electric car charging point in one to charge an electric car on the driveway.
- Gas fired central heating and there is a 4kw Solar panel array installed 25/09/15 with additional Immersun unit to divert excess power to immersion heater. FIT payments are guaranteed until 25/09/35. Generation tariff is £0.1807/unit. Export tariff is based on 50% usage at £0.0679/unit. 12Kw solar battery was installed 17/2/23 which stores surplus solar power. EV charger was installed at the same time.



## Outside

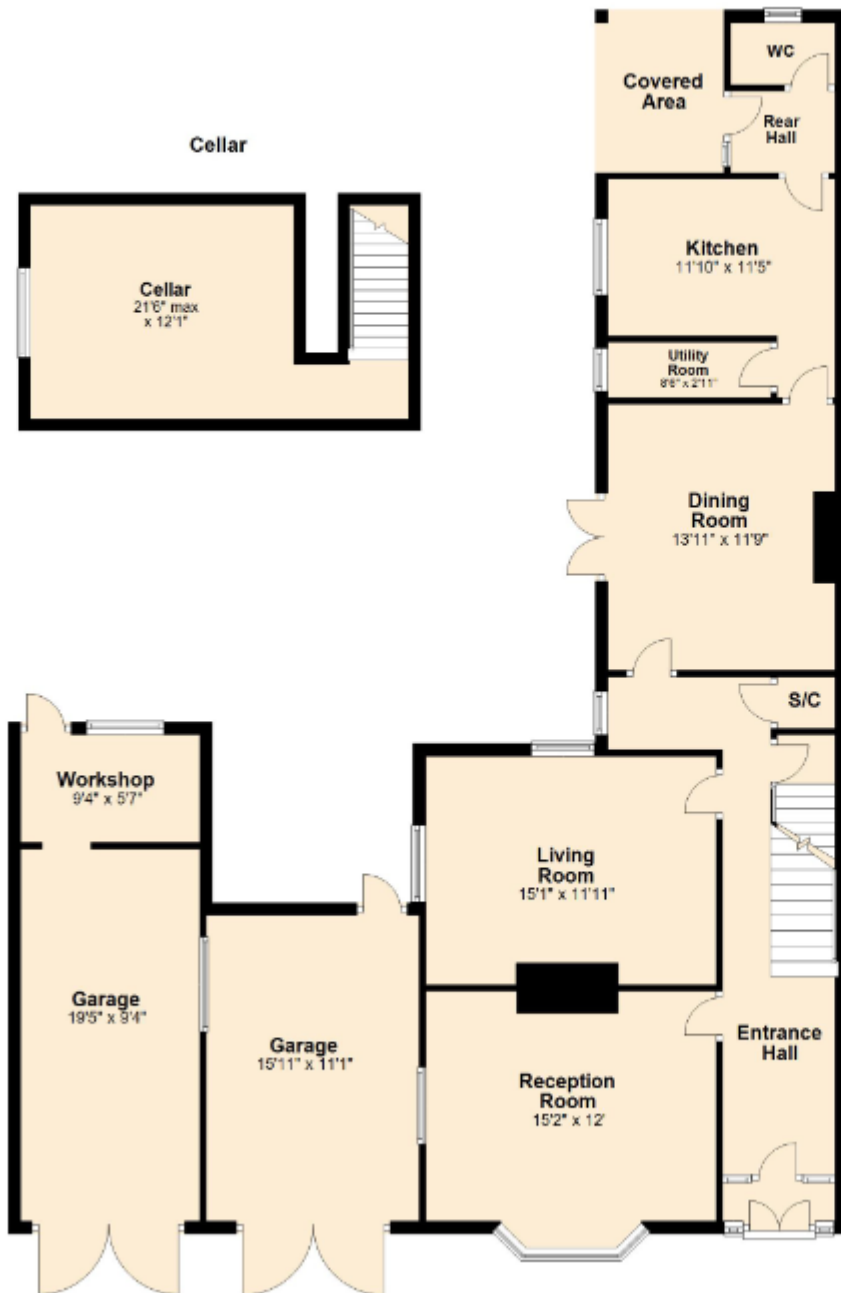
The Property occupies a great position on the street with a small forecourt enclosed by a low-level wall and timber gate leading to the stunning front door. A hard standing driveway sits to the side providing off road parking for one car and access into the two garages.

The desirable south-west facing rear garden is perfectly positioned to catch the sun and benefits from having period red brick walls forming the boundaries.

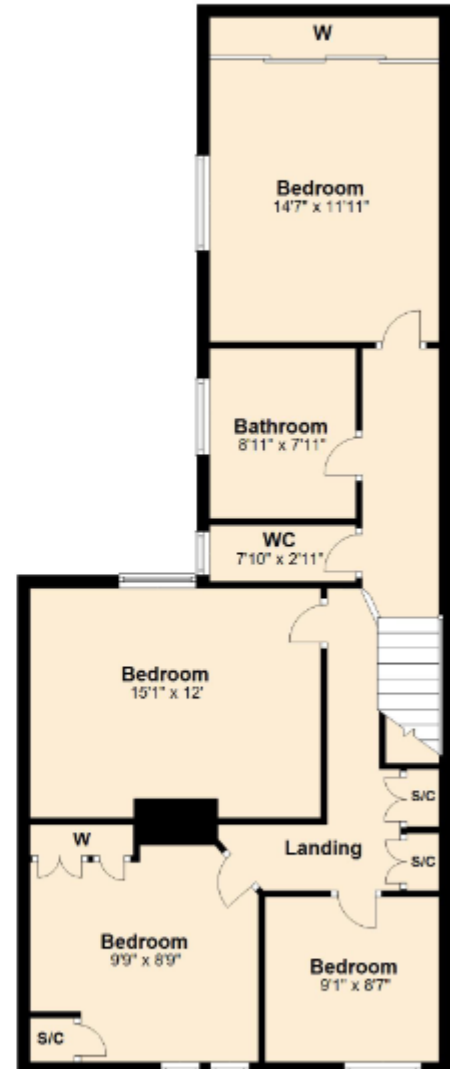
There is a distinct cottage garden feel with a paved patio by the property, a main area of lawn with a host of mature and deep planted borders, various landscaped sections and an array of mature plants, shrubs, trees and bushes. In addition to this there are pedestrian doors into the two garages, an outside tap and external lighting.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 2510.0 sq. feet



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