

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Personal Space”



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Situated to the end of a desirable cul-de-sac in Wellingborough with an open green space nearby, this fantastic three-bedroom Property offers generous proportions, fantastic travel links with the A45 and A509 nearby, and a convenient location with local amenities within walking distance.

Property Highlights

- Entrance through the composite and glass panelled front door leads into the Entrance Hall with timber effect vinyl flooring, stairs rising to the first floor and doors into to the ground floor accommodation.
- Naturally light Kitchen/Breakfast Room, with a generous window to the front elevation, a timber effect vinyl floor and a breakfast bar area in one corner of the room. The fitted Kitchen comprises of eye and base level units topped with a roll top work surface, a stainless steel one and a half bowl sink and draining board, tiled splashbacks, space and plumbing for two undercounter appliances, space for a tall fridge freezer and integrated appliances to include a low-level oven, a four-ring gas hob and a concealed extractor fan.
- Generously sized Living/Dining room, with ample flexibility to arrange the furniture how you wish, timber effect laminate flooring, French doors that lead out to the patio and a useful under stairs storage cupboard.
- Separate ground floor WC, accessed from the Entrance Hall, comprising of a two-piece suite to include a low-level WC and a compact pedestal wash hand basin.
- Stairs rise to the first-floor Landing with a useful airing cupboard and a hatch providing access to the Loft.
- Three bedrooms, two of which are double in size, and the Principal Bedroom incorporates a built-in wardrobe and an Ensuite Shower Room. The Ensuite Shower Room comprises of a timber effect vinyl floor, an electric shaver point, and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a thermostatic shower.
- Family Bathroom to include timber effect vinyl flooring, a window to the front elevation, tiled splashbacks and a three-piece suite to include a low-level WC, pedestal wash hand basin and a panel enclosed bath with a handheld shower attachment from the taps.



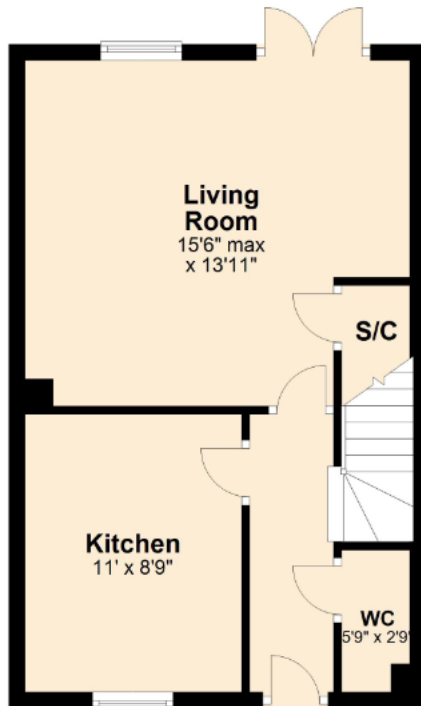
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Wellingborough,
NN8 2QU



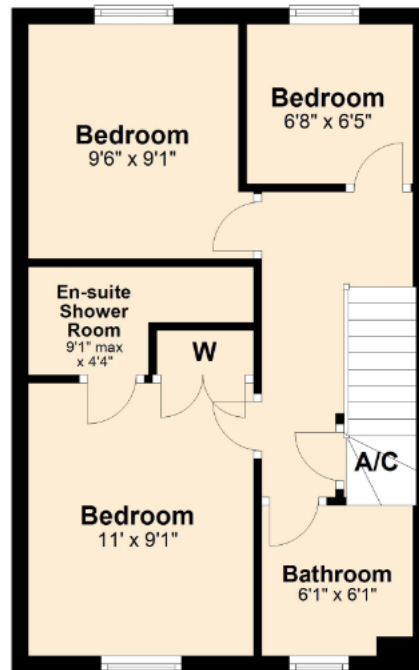
Outside

The Property is located towards the end of a popular cul-de-sac with an open green space close by. There is a low maintenance frontage benefitting from gravel borders, and a paved path to the front door with a covering storm porch. Sat to one side of the Property is a road that leads to the allocated off road parking space and secure gated access into the rear Garden. Desirable South facing rear Garden designed with low maintenance in mind featuring a paved patio by the French doors off the Living Dining room, ideal for entertaining, a gravelled area, a path leading to a secure rear gate and a timber constructed bin store.

Ground Floor



First Floor



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