

**HENDERSON
CONNELLAN**
ESTATE AGENTS



“Character Convenience”



Newcomen Road,
Wellingborough,
NN8 1JT



“Character Convenience”

Nestled into the heart of Wellingborough, this period three bedroom property offers the convenience of being within a stone's throw of the town centre and an open aspect to the front over the neighbouring park.

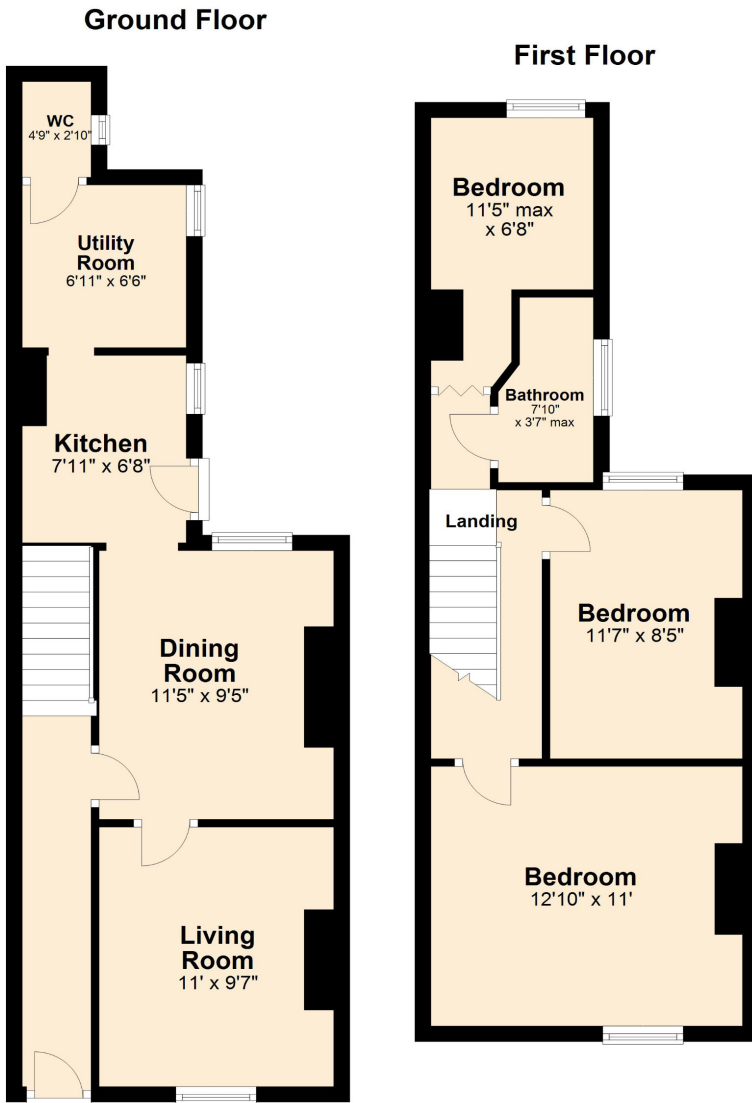
Property Highlights

- Located in a popular part of Wellingborough within close walking distance to the train station and town centre. In addition to this there are convenient travel links by car with the A45 and A509 close by and Rushden Lakes is accessible in around 10 minutes.
- Entrance through the uPVC front door leads into the Entrance Hall with a timber floor, dado rail, access into the principal accommodation and stairs rising to the first floor.
- The Living Room, accessed from the Dining Room, is naturally light from the window to the front elevation and features timber effect laminate flooring, a timber mantelpiece, and a tiled hearth. The fireplace is currently boarded up, however, it would be ideal for fitting a wood burner (subject to relevant regulations).
- Generously sized Dining Room with a window to the rear elevation, timber effect laminate flooring, and an opening with a step leading to the Kitchen. The Living and Dining Room were previously open plan and can be easily reverted back to this layout with minimal work.
- Fitted Kitchen featuring tiled splashbacks, eye and base level units, a roll-top work surface, a low-level electric oven, a four-ring induction hob with an extractor above, and a uPVC glass-panelled door providing access to the Garden.
- Separate Utility Room, accessed from the Kitchen, with a window on the side elevation, base-level units with a roll-top work surface, a stainless steel sink and draining board, space and plumbing for appliances, and a door to the ground floor WC.
- Ground floor WC with timber door from the Utility Room, a window to the side elevation, a low level WC and a chrome heated towel radiator.
- The stairs flow up to the first floor Landing with doors to the bedrooms and a hatch providing access to the Loft.
- Three Bedrooms, two of which are double in size. The Principal Bedroom is generously proportioned and situated towards the front of the property, spanning its entire width and features a cast iron fireplace with a timber mantelpiece. Bedroom Two also double in size, boast a cast iron fireplace and a window to the rear elevation. The Third Bedroom is a single bedroom located at the rear of the property and would be ideally suited as a nursery room or a study/work-from-home space.
- Family Bathroom incorporating a window to the side elevation, and a three piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath.
- This Property is offered with no onward chain.

Outside

The Property occupies an established position on the Street with a small forecourt to the property with a raised brick wall enclosing a gravelled area. A path flows up to the steps that lead to the front door. The Victorian style rear garden boasts period red brick wall to the rear of the garden, featuring a paved path leading to a gravelled area with a planted border to one side with an array of mature and established plantings.

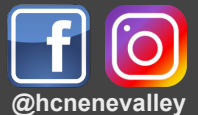
Floorplan



Total Area Measurements (Approx.)
784.5 sqft / 72.88 sqm



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