

“Convenient Living”





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This period three bedroom semi detached Home boasts a wonderful convenient location, with the Wrenn Secondary School close by, other amenities just a short walk away and easy access to the A45 and A509.

Property Highlights

Located on a popular road in Wellingborough with an open aspect to the front over Doddington Road Cemetery, and with local amenities close by. Wrenn School, the Royal Oak pub, local take away and convenience store are within close walking distance, and Wellingborough town centre is around a 13-minute walk.

There are convenient travel links by car as the A509 and A45 provide easy access to the M1 and A14, and Wellingborough train station is just over a mile away with a popular commuter rail link to London.

Entrance through the uPVC front door leads into the Entrance Hall with a ceramic tiled floor, the original period timber storage cupboards, open stairs that rise to the first floor and boast storage beneath, and an open aspect into the Kitchen.

Beautifully light bay fronted Living Room with a timber effect laminate floor, a high-picture rail and ample space to arrange furniture how you wish.

Larger Kitchen than you would expect, benefitting from being remodelled from its original layout to offer additional space. There is an open aspect into the Entrance Hall, windows to the side and rear elevation that provide ample natural light, ceramic tiled flooring, and a fitted Kitchen to include eye and base level units, a roll-top work surface, contemporary sink and draining board, a low-level double oven, four ring ceramic hob with extractor over, and space and plumbing for three under counter appliances (not included).

Generously sized Dining Room boasting French doors to the Conservatory and offering excellent versatility with the layout as could be used as the living room if desired. There is also the option to remove the wall to open the accommodation into the Kitchen (subject to relevant regulations).

Well-proportioned Conservatory with French doors from the Dining Room and double doors leading out to the patio of the rear Garden. Built from glass and uPVC, the Conservatory benefits from a radiator from the central heating and is currently used as a bar/entertaining room.

Three bedrooms, all are good sized rooms and two of which are double in size, with the Principal Bedroom incorporating a full length sliding mirrored wardrobe/dressing area.

Modern Shower Room, featuring a window to the side elevation, a white heated towel radiator, floor to ceiling ceramic tiled walls and a three piece suite to include a low-level WC, a floating style wash hand basin and an oversized corner shower enclosure with an electric 'Mira' shower over. Although there is no bath in the Shower Room, there did used to be, and it was removed by the current owners for the convenience of a young family.

Gas fired central heating and uPVC double glazed windows and doors throughout.

Outside

The Property occupies a great position with a fantastic open aspect to the front, a generous block paved driveway providing off road parking for several vehicles and secure gated access down one side of the property.

The West facing rear Garden is perfectly positioned to catch the sun and is larger than you would expect with a great length and width.

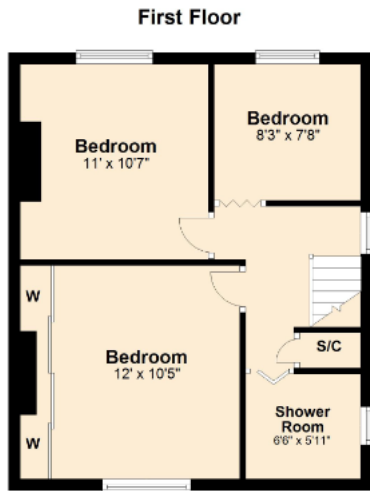
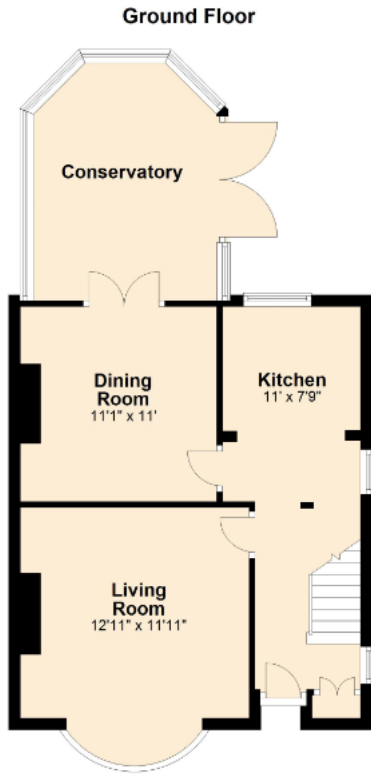
There is a tiered paved patio by the Property that is ideal for entertaining, and a small summerhouse is located on the lower tier, currently housing the hot tub (not included). Extending down one side of the Property is a gravelled area, providing a great storage space, an area for bin storage and a secure timber gate to the front. With steps from the patio, there is a path that flows up the garden to the lawn, greenhouse, further timber shed and an additional gravelled seating area. Stepping stones meander through the lawn providing a nice feature and there are well stocked planted borders with mature and established plantings. In addition to this there is an outside tap, external plug sockets and PIR motion sensed lighting.



Doddington Road,
Wellingborough,
NN8 2LJ



Floorplan



Total Floor Area: 1026.60 Sqft / 95.37 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

