

“Well Connected”



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ESTATE AGENTS



## “Well Connected”

With a fantastic location, this three bedroom terrace Property benefits from being very close to Wellingborough Train Station, which offers a popular commuter rail link to London, whilst also being within walking distance to the Town Centre and the popular Nene Court Shopping Village.

## Property Highlights

Conveniently located within a five-minute walk of Wellingborough Train Station, the Town Centre and Nene Court Shopping Village are also close-by. The A45 and A509 are just a short drive away providing excellent travel links to the A14, M1 and Rushden Lakes.

Offered for sale with NO CHAIN and benefitting from a host of character and charm from the period red brick façade, the high ceilings, deep moulded skirting boards and walled garden.

Entrance through the composite and opaque glass front door leads into the Entrance Hall with doors into the ground floor accommodation and stairs rising to the First Floor.

Generously sized and naturally light Living Room with a floor to ceiling bay window to the front elevation, two low-level storage cupboards either side of the chimney breast and a feature opening in the chimney that could be fitted with a wood burner (subject to relevant consent).

Well-proportioned Dining Room offering a great deal of versatility with the layout as it could be used as a reception room if required. There is original solid wood storage cupboards sat to one side of the chimney breast, a door into the Kitchen and a recess in the chimney that could be fitted with a wood burner (subject to the relevant consent).

Kitchen/Breakfast Room, situated at the rear of the Property with access into the useful under stairs storage/pantry cupboard, a UPVC and glass panel door to the Garden, a window to the side elevation, ceramic tiled flooring and LED downlights in the ceiling. The Kitchen includes an array of fitted units topped with solid Beech work surfaces, a double ceramic butler sink, space and plumbing for under counter appliances (not included), and an integrated oven and four-ring gas hob with an extractor hood over.

The stairs rise to the First Floor with a generously sized Landing, doors to the first floor accommodation and a hatch that provides access to the Loft.

Three Bedrooms, two of which are generously sized double rooms. The Principal Bedroom is located at the front of the Property with two windows to the front elevation, the original cast-iron fireplace, and period timber storage cupboard sat to one side of the chimney breast. Bedroom Two is also a fantastic sized room with the original cast-iron fireplace and a window to the rear elevation. Bedroom Three is a single room, ideal as a nursery or a work from home space.

Bathroom with timber effect laminate flooring, ceramic tiled walls, a window to the side elevation and a three-piece suite to include a low-level WC, a wall-mounted wash hand basin and a panel enclosed bath with a thermostatic shower and fitted shower screen.

## Outside

There is a small low-maintenance forecourt to the front of the Property with a low-level red brick wall enclosing the front. The forecourt is predominantly paved providing a great space to store the bins, and a path leads up to the front door with a covering storm porch and access into the Property via the composite and glass panelled front door.

The rear Garden benefits from period red brick walls forming the boundaries, a covered porch area by the rear door that also provides access to the outside WC, a timber deck that extends from the Property and leads to the two-tiered Garden with low-level red brick walls retaining the main lawn and the gravel section to the rear. At the rear of the Garden there is a secure timber gate that provides access to the communal alleyway shared with the neighbours.

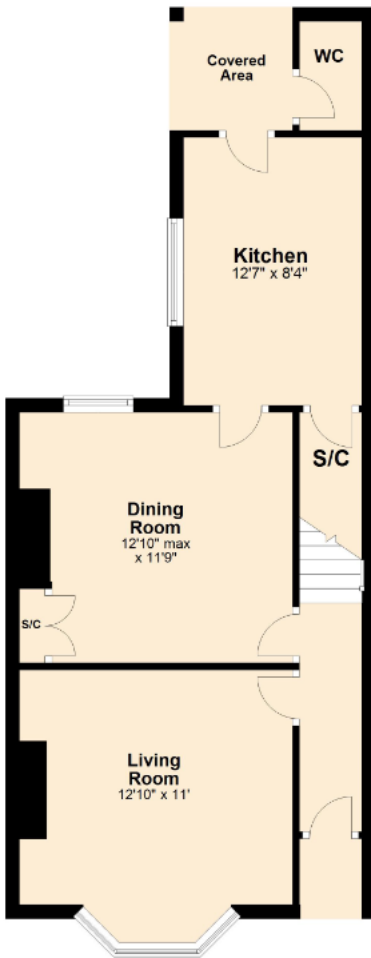


Chace Road,  
Wellingborough,  
NN8 1NR

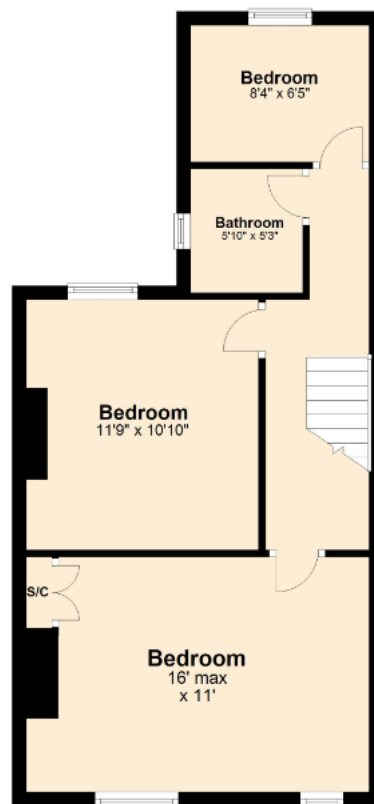


# Floorplan

## Ground Floor



## First Floor



## Total Area Measurements (Approx.)

947 sqft / 87.98 sqm

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



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