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**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Remaking a Classic”

Offering an excellent opportunity for a renovation project, this classic period Home also boasts a convenient location with the town centre and train station just a short walk away.



Midland Road,
Wellingborough,
NN8 1LU



Property Highlights

Conveniently located within close walking distance of the town centre and the train station is accessible on foot in around 10-minutes. The A509 and A45 are within close driving distance providing excellent travel links to the M1, A14 and Rushden Lakes.

Requiring modernisation, the property already benefits from a modern boiler, uPVC windows and doors and is offered for sale with NO CHAIN.

Entrance through the uPVC and glass panel door leads into the inviting Entrance Hall with ornate cornicing, stairs that flow up to the first floor Landing and doors into the ground floor accommodation.

Generously sized Living Room, situated at the front of the property with period coved cornicing, a cupboard housing the consumer unit and the gas meter is situated in the corner.

Well-proportioned Dining Room with a generous window that looks onto the rear Garden, a useful under stairs storage cupboard and a door that leads into the Kitchen.

The Kitchen features a door and window to the side elevation which leads out to the rear Garden, an array of base level fitted units, a stainless steel sink with a draining board and a freestanding cooker. Although the Kitchen requires modernisation, it is a good sized room and there are two outbuildings situated to the rear of the Kitchen that could be knocked through and incorporated into the accommodation (subject to the relevant regulations and consent).

The stairs flow up to the first floor Landing with split level stairs that provide access to the first floor rooms and there is a useful cupboard over the stairs, ideal for storage and with an opening to the Loft.

Two generous bedrooms, both of which are double size rooms with original mantle pieces that are boarded over. Bedroom one includes two windows to the front elevation making for a wonderfully light room, exposed timber floorboards and a built-in storage cupboard.

There is a Room acting as a vestibule through to the Bathroom which would make an ideal dressing room/home office or could be knocked through to the Bathroom to create an excellent sized room.

The Bathroom features a window to the rear elevation, a wall-mounted gas fired central heating boiler and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

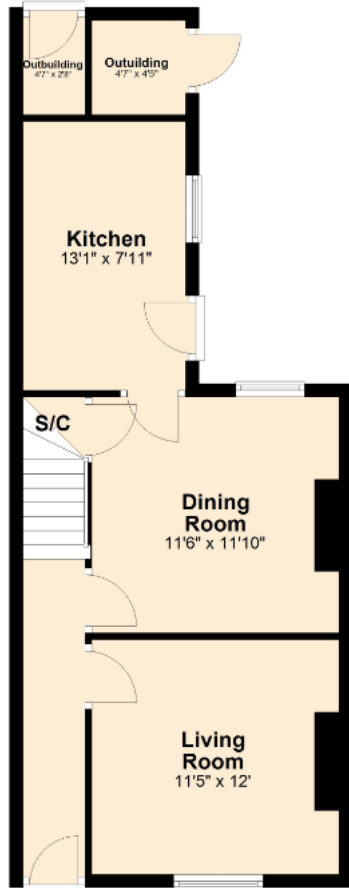


Outside

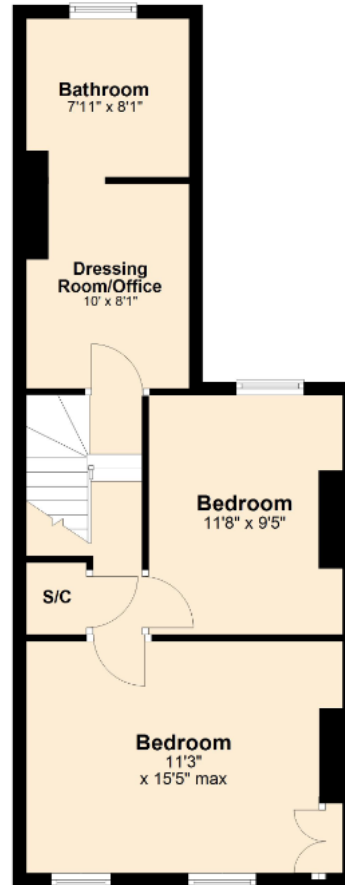
The Property occupies a great position on the street with a pleasant outlook to the front over the neighbouring All Saints Church. There is a low-level red brick wall enclosing the low maintenance frontage which mainly comprises of paved and gravel sections, and a stone path that flows to the front door.

The rear Garden is larger than you would expect with a courtyard area by the back door comprising of a period blue brick path, a step that leads up to the lawn and a path that flows to the rear of the Garden with a secure gate to the lane at the rear. The boundaries of the property are predominantly period red brick walls, making for a low maintenance and secure boundary, whilst there is the potential to create off-road parking at the rear, subject to relevant consent and regulations.

Ground Floor



First Floor



Total Area Measurements (Approx.)

Total - 1004.80 sqft / 93.35 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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Henderson Connellan Nene Valley
Unit 43, Nene Court, Embankment, NN8 1LD

01933 829222
nenevalley@hendersonconnellan.co.uk



@hcnevalley