



**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Nature as your Neighbour”

With open views across the Nene Valley to the front and a private aspect to the rear, this wonderful semi detached Bungalow offers a desirable village location, the convenience of being close to Wellingborough amenities, and also boasts planning permission approved to be converted to a four bedroom home.

The Ridge,
Great Doddington,
NN29 7TU



Property Highlights

Located in a desirable village with open views to the front, the village amenities close by and Wellingborough is within walking distance. Wellingborough Train Station is just over two miles away and the A45 is close by with excellent travel links to the M1, A14, A6 and A509, and Rushden Lakes is accessible by car in under 10 minutes.

Planning permission granted for conversion to a four bedroom house, measuring approx. 1197.47 sqft / 111.25 sqm. Planning Ref: NW/24/00407/FUL under the Wellingborough district of North Northamptonshire Council.

Entrance through the uPVC front door leads into the Porch with an original period timber door that leads into the generous Entrance Hall. An inviting space, the Entrance Hall provides access into the rooms via period exposed timber doors and there is a drop down hatch and ladder to the Loft.

Generously sized Living Room/Dining Room, extended from its original design to provide a naturally light and well-proportioned space. There is a chimney breast with an oak mantel, a slate hearth and electric wood burner style fire that takes centre stage in the living area, whilst the dining area has ample space for furniture and sliding doors to the garden.

Fitted Kitchen featuring timber effect laminate flooring, a glass and uPVC door to the side passage, eye and base level units topped with solid oak worktops, a stainless steel sink under the window looking onto the rear Garden, and space and plumbing for a washing machine, tumble dryer and fridge freezer (appliances not included). The integrated appliances include a high-level oven, a four-ring ceramic hob and a stainless steel 'SMEG' extractor.

Beautifully finished Bathroom featuring LED downlights, timber effect laminate flooring, a chrome heated towel radiator and attractive tiled walls. There is a contemporary three piece suite to include a low-level WC and a wash hand basin built into an attractive vanity unit, and an 'L' shaped bath with a fitted crittal style shower screen and mat black fittings to include a rainwater style shower head and a handheld attachment.

Two Bedrooms, both double in size and benefiting from an excellent aspect to the front.

There is a 'Samsung' air source heat pump, installed by the current owners with the consideration for a future conversion of the house, updated radiators and newly completed cavity wall insulation.

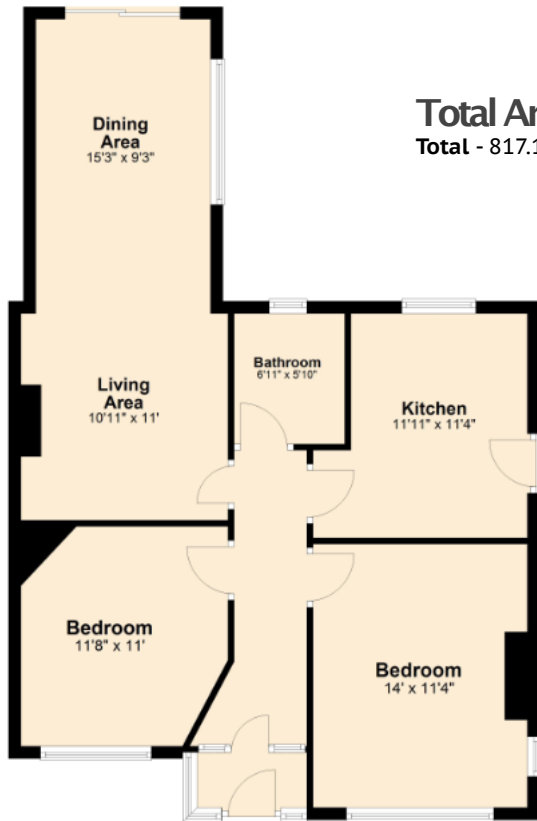


Outside

The Property occupies an excellent position on the desirable road with a sought-after outlook to the front over the neighbouring countryside. There is a generous frontage with an enclosing low-level brick wall to the front, a driveway providing off road parking for two vehicles, a path to the front door, a lawn area that could be landscaped to provide additional parking if desired, and secure gated access to the rear Garden.

The extensive rear Garden is larger than you would expect with a paved patio by the Property which is ideal for entertaining, a lawn area with a path that flows down to the picket fence that defines the orchard to the rear. The orchard features an array of fruit trees to include two eating apples, two cooking apples, and two plum trees. In addition to this, there is a timber shed and a compost heap.

Ground Floor



Total Area Measurements (Approx.)
Total - 817.10 sqft / 75.91 sqm



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