



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“A Unique Opportunity”

Nestled into a fantastic corner plot on a popular lane in Wilby, this desirable Bungalow boasts a wonderful outlook over the church to the front, generous proportions and is offered for sale with **NO CHAIN**.

Church Lane,
Wilby,
NN8 2UG



Property Highlights

Situated in a desirable street in the popular village of Wilby, with the village amenities close by and easy access to Wellingborough, Northampton, the A509 and A45. Wellingborough is just a stone's throw away and both Wellingborough Train Station and Rushden Lakes are accessible by car in around 15 minutes.

Offered for sale with **NO CHAIN**.

Entrance through the glass and uPVC front door leads into the Entrance Porch with windows on all elevations. A further glass and uPVC door with side light windows leads from the Entrance Porch and into the Entrance Hall, with ceramic tiled flooring and doors to the accommodation.

Fantastic size Living/Dining Room offering excellent proportions and an abundance of natural light from the three floor-to-ceiling windows on two separate elevations. There is an exposed brick wall to one side with a low-level plinth ideal for showcasing ornaments and a feature electric fireplace with an Inglenook style copper faux chimney above. Although used as an open plan living/dining room there is scope for the dining area to be knocked through to the kitchen to create a fantastic open plan layout if so desired (subject to relevant consent).

Generously sized Kitchen with a ceramic tiled floor and walls, downlights in the ceiling, space for a breakfast table, and a fitted Kitchen to include eye and base level units topped with a roll top work surface, space and plumbing for two undercounter appliances and a tall fridge freezer (appliance is not included), and integrated appliances to include an electric hob and a low-level electric oven.

Separate WC, accessed from the Entrance Hall with ceramic tiled floor and walls, a window to the rear elevation, and a two piece suite to include a low-level WC and pedestal wash hand basin built into a useful storage cabinet.



Property Highlights

The Garden Room features a lantern style roof light providing ample natural light and windows and sliding doors to the rear Garden. There is a ceramic tiled floor, a door from the Entrance Hall and a door that leads through to the Garage.

Modern Shower Room with a slate effect ceramic tiled floor, splashboards to the walls, a chrome heated towel radiator, and a three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit, and a corner shower enclosure with a 'Mira Sport' electric shower.

Three bedrooms, two of which are double in size and benefit from built-in wardrobes and dual aspect windows.

Separate Utility Room, accessed from the Garage and providing space for appliances and housing the gas fired boiler.

Single Garage with an electric remote operated roller door to the front, lighting, electric sockets, a door into the Utility Room and a pedestrian door into the Garden Room.



The Grounds

The Property benefits from a wonderful wraparound plot that has been a labour of love for the current owner. There is a great deal of kerb appeal from the corner position and there is a beautiful open aspect over the Church to the front.

The frontage wraps from down one side of the Bungalow with an immaculate lawn with decorative edging, gravelled and planted borders and a path that leads to the secure gated access to the rear Garden. There is a block paved driveway to the front providing off road parking for two vehicles and access into the Garage via the electric roller door.

The rear Garden has been beautifully maintained and boasts a block paved patio with steps that lead down to the lawn, well-stocked gravelled borders with an array of manicured bushes, hedges and mature plantings, and there is a timber shed, an outside tap and external lighting.





Total Area Measurements (Approx.)

Main House - 1236.90 / 114.91 sqm

Garage - 165.90 sqft / 15.41 sqm

Total - 1402.80 sqft / 130.32sqm

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