

“Timeless Treasure”



HENDERSON  
CONNELLAN

ESTATE AGENTS





## “Timeless Treasure”

**This charming three Bedroom end of terraced period home offers a blend of classic character and modern comfort. Recently fitted with new carpets, this well-maintained property is located in a convenient area and is offered for sale with NO CHAIN.**

### Property Highlights

Conveniently located within close walking distance to the town centre and with Wellingborough train station accessible on foot in around 10-minutes, providing a popular commuter rail link to London. The A509 and A45 are within close driving distance and provide fantastic travel links to the M1, A14 and Rushden Lakes.

Benefitting from all new carpets this period property provides a fresh feel, a flexible layout and is offered for sale with no chain.

Entrance through the uPVC front door leads into the inviting Entrance Hall with high ceilings, ornate cornicing and deep moulded skirting boards. The Entrance Hall flows through the ground floor with a door to the rear garden, access into the main accommodation, and a door with steps that lead down to the Cellar.

The generously sized Living Room offers a host of character and charm from the impressive bay window to the front elevation, deep moulded skirting boards, coved cornicing, and an ornate cast iron fireplace with a tiled hearth and surround, and a timber mantel piece.

There is a second Reception Room offering flexible accommodation with a continuation of character features and benefitting from two original timber storage cupboards on either side of the chimney breast and a sash window to the rear elevation.

Naturally light Dining Room from the sash window to the side elevation, with a timber effect laminate floor, exposed brick wall with a decorative archway, timber storage cupboards, a feature fireplace and an opening into the Kitchen providing an open plan feel.

Kitchen, featuring a timber effect vinyl floor, a uPVC stable style door to the rear garden, a cupboard housing the modern Ideal combi boiler and a fitted kitchen to include eye and base level units topped with roll-top work surfaces, tiled splashbacks, an integrated electric oven with a four-ring electric hob and extractor fan above, a stainless-steel sink and draining board, and space for an under-counter appliance (not included).

Stairs flow up to the first floor Landing with a useful storage cupboard and a hatch providing access to the loft.

Three Bedrooms, all of which are capable of housing a double bed and feature traditional fireplaces, high ceilings, and sash windows. The Principal Bedroom is exceptionally light from the two sash windows to the front elevation and boasts a light and spacious feel. Family Bathroom with two windows to the side elevation and a three-piece suite to include a low-level WC, a timber bespoke freestanding wash hand basin, and a panel enclosed bath with a 'Titan' electric shower over.

### Outside

The Property occupies a desirable position on the street and benefits from a good degree of kerb appeal. There is a low maintenance forecourt with a low-level red brick wall enclosing the space, and a paved path with quarry tiled borders leads to the front door. The rear Garden is predominantly paved and gravelled, designed with low maintenance in mind and a period red brick wall forms the boundaries offering a good degree of privacy. A paved and gravelled area flows down one side of the Property, convenient for storing bins and a secure timber gate provides rear access. An extensive gravelled area flows from the property, past the paved patio that is perfectly situated to catch the afternoon sun and there are mature planted borders on either side with an array of established plants, shrubs and bushes.



Ranelagh Road,  
Wellingborough,  
NN8 1HZ







## Total Area Measurements (Approx.)

1264 sqft / 117.7 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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