

“A Floorplan for All Reasons”



**HENDERSON
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ESTATE AGENTS



Neptune Road,
Wellingborough,
NN8 1RD

“A Floorplan for All Reasons”

This impressive Town House offers a generous, versatile interior perfect for family living, a convenient location within walking distance to the Train Station and has been beautifully maintained with a high quality finish throughout.



Property Highlights

Located in the popular Ladywell Park Development, within walking distance to Wellingborough Train Station which boasts a convenient commuter rail link to London. The A509, A45 and A6 are close-by providing excellent travel links by car and Rushden Lakes is just over a 10-minute drive away.

Beautifully finished accommodation, presented in excellent condition with modern lighting and fixture throughout, solar panels that are linked to the hot water system and offered for sale with NO CHAIN.

Entrance through the composite front door leads into the inviting Entrance Hall with attractive ceramic tiled flooring, a useful understairs storage cupboard and stairs that rise to the first floor.

Contemporary Kitchen boasting a high-quality finish with a seamless continuation of the ceramic tiled flooring from the Entrance Hall, modern eye and base level units, roll top work surfaces with upstand, a stainless steel sink and draining board, space for a washing machine (not included), and integrated appliances to include a fridge/freezer, a high-level oven and a four ring electric hob with an extractor hood over.

Generously sized Living/Dining Room, naturally light from the floor-to-ceiling window and French doors to the rear Garden. There are attractive panelled walls to one side, a contemporary light fitting and ample space to arrange furniture.

Oversized ground floor WC, designed for disability convenience and beautifully decorated with panelled walls to dado height, ceramic tiled flooring and a two piece suite to include a low-level WC and a bowl style wash basin, built into a useful storage unit and with a freestanding tap.

The stairs flow up to the first floor Landing which is larger than you would expect and wonderfully light from the floor-to-ceiling window to the front elevation. There is a useful storage cupboard on the Landing, doors to the first floor rooms and stairs that rise to the Top Floor. The staircase that leads to the Top Floor features an airing cupboard at the top of the stairs and access to the Principal Bedroom Suite.

First floor Bathroom comprising of ceramic tiled flooring, tiled splashbacks, a chrome heated towel radiator and three piece 'Ideal' bathroom suite consisting of a low-level WC, a wash hand basin and a panel enclosed bath with a monobloc tap and handheld shower attachment.

Three generous Bedrooms, with bedrooms Two and Three are located on the First Floor, whilst the Principal Bedroom occupies the Top Floor. The Principal Bedroom is a fantastic room with a walk-in wardrobe, double uPVC doors to the Juliet balcony, a drop-down hatch to the boarded Loft and a modern en suite Shower Room. The En Suite has been refitted with an attractive design and benefits from a Velux window providing natural light, ceramic tiled flooring, tiled splashbacks and a three piece suite to include a low-level WC, a pedestal wash basin and an oversized matt black shower enclosure with a low-threshold, a stone effect shower tray and a rainfall style shower with a handheld attachment. Bedroom Two and Three are good sized rooms providing excellent versatility with the layout, and both benefit from high quality light fittings.

Solar panels fitted to the roof that are linked directly to the hot water system, providing reduced energy bills and a sustainable way of heating hot water throughout the year.

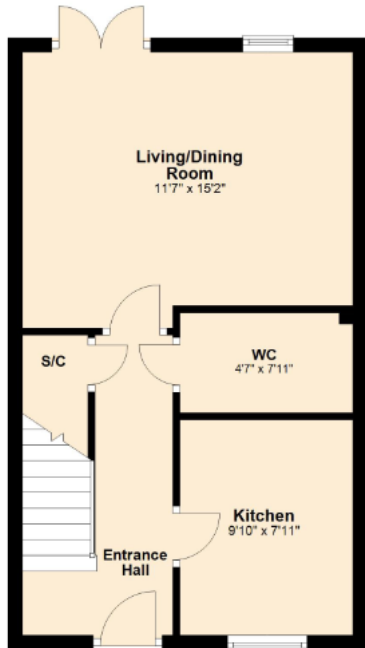


Outside

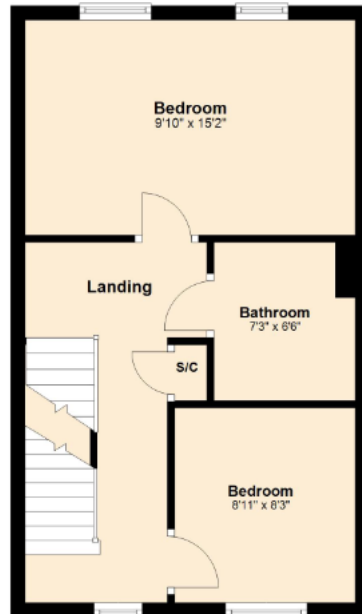
There is a neat frontage to the Property with a bark chipped area and a path to the front door with a covering storm porch. A shared driveway flows from Neptune Road providing vehicular access to the two allocated off-road parking spaces and a secure gate at the rear leads into the Garden.

The landscaped rear Garden features a small patio by the French doors of the Property, a lawn area and a paved path that flows to the rear of the Garden where there is a patio perfectly positioned to catch the sun. There is also a timber shed providing garden storage and a secure gate to the rear leading to the car parking spaces.

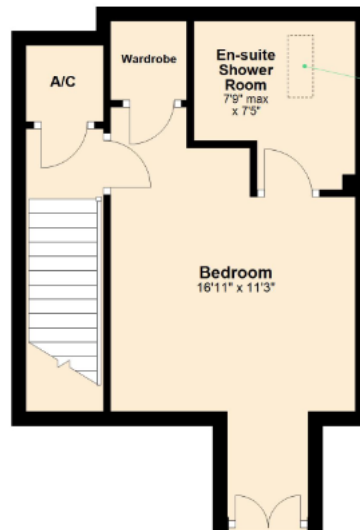
Ground Floor



First Floor



Second Floor



Total Area Measurements (Approx.)

Total - 1091.40 sqft / 101.39 sqm



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