



**HENDERSON
CONNELLAN**

ESTATE AGENTS



"Period Charm, Ready for Modern Transformation"

Discover this period home, perfectly positioned to blend historic character with the best of Wellingborough's amenities and commuter links. Enjoy endless potential to modernise and excellent proportions as the first floor extends over the alleyway beneath.



Lister Road,
Wellingborough,
NN8 4EL





Property Highlights

This property is conveniently located on an established street within walking distance of Wellingborough Town Centre. It offers easy access to the A509 and A45, providing excellent travel links by car to the A14, M1, and Rushden Lakes, while Wellingborough Train Station, a popular commuter rail link to London, is approximately a 20-minute walk away.

Offered for sale with NO CHAIN, this home benefits from gas-fired central heating, a modern combi-boiler, and uPVC windows and doors. The property would benefit from modernisation throughout and has been valued accordingly.

Enter through the uPVC and glass-panelled front door into the Entrance Hall, where timber doors lead to the ground floor accommodation and stairs rise to the first floor.

The Living Room, situated at the front of the property, is filled with natural light from the generous bay window to the front elevation. It features a period exposed pine storage cupboard to one side of the chimney breast and an open fire with brick surround, a stone hearth, and a timber mantelpiece.

Separate Dining Room, accessed from the entrance hall and leading through to the kitchen, featuring a window to the rear elevation overlooking the garden. There is shelving to one side of the chimney breast and an open fireplace with an exposed brick surround, a ceramic tiled hearth, and a timber mantelpiece.



Generously sized Kitchen, situated at the rear of the property, benefitting from a useful under-stairs storage/pantry cupboard and a uPVC and glass-panelled door that leads to the rear garden. It features an array of fitted eye and base level units topped with a roll-top worksurface, a stainless steel sink and draining board, space for appliances (not included), and integrated appliances including a low-level oven, a four-ring gas hob, and an extractor hood.

The stairs rise to the first floor Landing, which is larger than typically expected and includes a useful storage space at the top of the stairs, ideal for a desk if desired. There is an additional useful storage cupboard on the landing, and period timber doors lead into the first floor rooms.

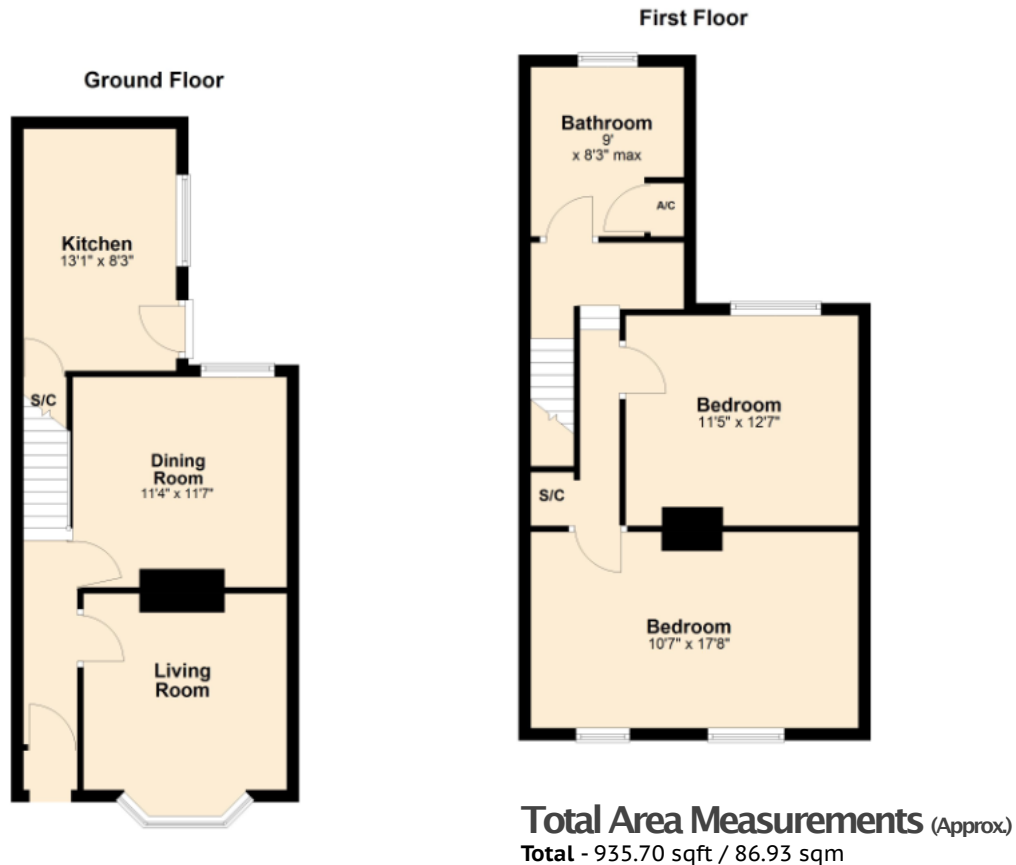


There are two fantastic size double Bedrooms, both much larger than you would expect, extending over the alleyway to the side of the property. Both rooms are capable of housing double beds and more, providing an excellent degree of space. The well-proportioned Bathroom features a window to the rear elevation, a cupboard housing the gas fired combi boiler, and a three-piece suite to include a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a shower from the taps.

Outside

The property is set back from the road with a small, low-maintenance forecourt to the front. There is a period low-level red brick wall enclosing the forecourt with a timber gate providing access to the path that leads to the front door, whilst a low-maintenance gravel area is situated to one side. A path to the other side leads to secure gated access through the alleyway to the rear garden.

The enclosed rear garden boasts a desirable south-facing aspect with a private outlook to the rear. Period low-level red brick walls form the boundaries to either side, whilst a timber fence completes the rear boundary. A paved patio by the rear of the property provides an ideal seating space, while a lawn extends down the garden with planted borders hosting an array of mature planting. In addition, there is a timber shed for garden storage, an outside tap, and a gate that leads to the alleyway, providing secure access to the front of the property.



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

