



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Knox Road,
Wellingborough,
NN8 1QB

“Well Connected”

Nestled in a popular residential area of Wellingborough, this beautifully finished three-bedroom Victorian terrace property offers a combination of period character and contemporary style. With generous proportions, this home is also well-connected, benefitting from being within walking distance to the train station and town centre.



Property Highlights

This home is conveniently positioned, with Wellingborough train station and the town centre just a short walk away. Commuters will appreciate the direct rail link to London St Pancras, and the excellent road links, with the A45 and A509 close by. For leisure and retail, the popular Rushden Lakes shopping and leisure complex is only a ten-minute drive.

This property is a fantastic example of a traditional Victorian terrace, with a well-maintained, private rear garden that boasts original red brick walls, adding to its authentic charm. The home also benefits from a handy side alley, which provides private, gated access to the garden without needing to go through the house.

Enter the property through the uPVC front door into an inviting Entrance Hall, which sets a stylish tone with its attractive chequered ceramic tiled flooring. From here, stairs lead to the first floor, and doors open to the two principal reception rooms.

The naturally bright Living Room is filled with light from a floor-to-ceiling bay window. A timber-effect laminate floor flows through the space, complemented by deep moulded skirting boards and ornate coved corning. A charming, decorative feature fireplace adds a touch of period charm to the room, while double timber and glass-panelled doors connect seamlessly to the dining room, creating a flexible, open feel when desired.

Step through into the generously sized Dining Room, another excellent space for entertaining. This room features a second feature fireplace and a window to the rear elevation. Built-in cupboards provide useful storage, and a step-down leads into the kitchen.

The modern and contemporary Kitchen benefits from a continuation of the timber-effect laminate flooring and is well-equipped with high-gloss eye and base level units topped with roll-top work surfaces, complemented by metro tiled splashbacks. Integrated appliances include a low-level electric oven, a four-ring hob, and a chimney-style extractor hood. A stainless-steel sink with a draining board sits beneath a window to the garden, and a door provides access to the rear. There's also a useful under-stairs storage/pantry cupboard.

Adjacent to the kitchen is the ground floor WC/Utility Room. This practical space has a door that leads out to the garden, and features ceramic floor-to-ceiling tiled walls and marble-effect flooring. It includes space and plumbing for under-counter appliances (not included), as well as a two-piece suite comprising a low-level WC and a wash hand basin set into a vanity unit.

The stairs lead up to the first floor, where you will find Three Bedrooms. The two main bedrooms are both generous doubles and are notably larger than you might expect, as they extend over the alleyway below. Both Bedroom One and Bedroom Two feature beautiful period cast-iron fireplaces and exposed timber floorboards that highlight the property's Victorian heritage. Bedroom Three is finished with engineered oak flooring.

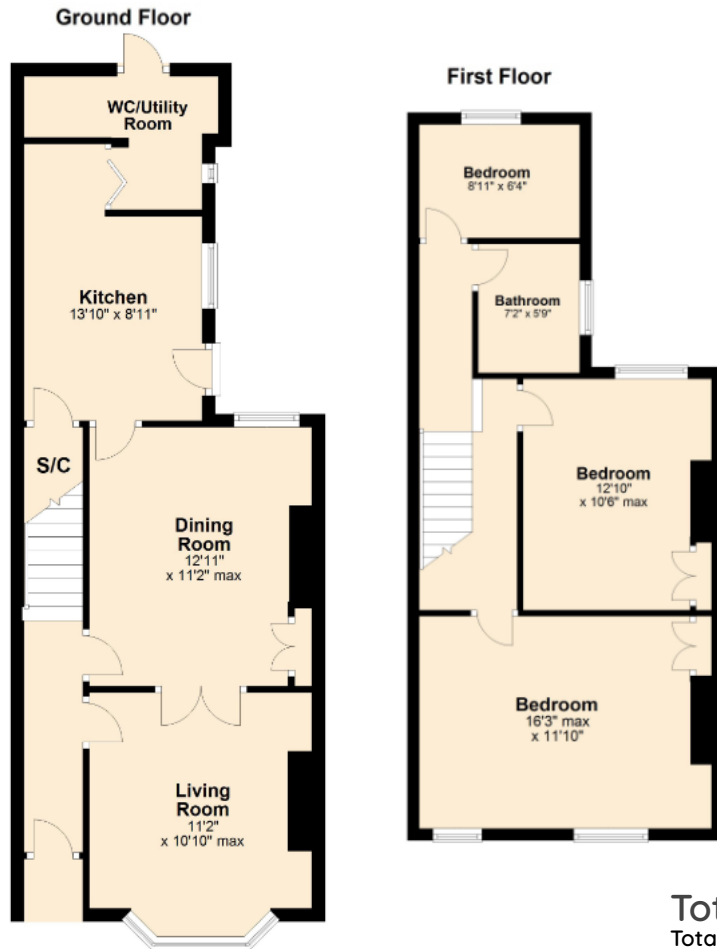
The modern Family Bathroom features a motion-sensored extractor fan, ceramic tiled walls, and a window to the side elevation. It is fitted with a three-piece suite, including a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a fitted shower screen and a shower over.



Outside

The property's small forecourt at the front is enclosed by a low-level brick wall with iron railings and a gate, with a path leading to the front door under a small recessed porch providing shelter from the elements. The front forecourt is predominantly slate chippings creating a low-maintenance spaces and a secure iron gate provide private access to the side alley, which is just shared with the adjoining neighbour and leads to the rear garden.

The cottage garden offers a popular south facing aspect with a mature verdant feel. The side boundaries are formed by original period red brick walls. A paved patio is located by the house, offering an ideal spot for outdoor dining, while a low-maintenance slate-chipped area and an array of mature, established plantings, including an ancient apple tree, add character and charm.



Total Area Measurements (Approx.)
Total - 1,041 sqft / 96.71 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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