

for sale

£300,000



## Vicarage Farm Road Wellingborough NN8 5BY

\*\*\* This three bedroom detached home is offered to the market with no upper chain and benefits from ground floor cloakroom and first floor bathroom, front and rear gardens as well as garage and off street parking. Call CONNELLS to arrange your viewing today! \*\*\*

# Vicarage Farm Road Wellingborough NN8 5BY

## Entrance Hall

Double glazed door and windows to side elevation, under stairs storage, stairs rising to first floor landing and radiator.

## Cloakroom

Low level wc and wash hand basin.

## Lounge

15' 9" x 11' ( 4.80m x 3.35m )

Double glazed window to front elevation and two radiators.

## Kitchen

15' 7" x 11' 11" ( 4.75m x 3.63m )

Double glazed French doors and window to rear elevation and double glazed window to side elevation. Fitted with a range of wall and base units with work surfaces over and 1.5 bowl stainless steel sink drainer. Electric oven and gas hob with cooker hood over, integrated microwave.



## First Floor Landing

Double glazed window to side elevation and loft access.

## Bedroom One

15' 10" x 12' 1" ( 4.83m x 3.68m )

Two double glazed windows to front elevation and two radiators.

## Bedroom Two

11' 4" x 8' 6" ( 3.45m x 2.59m )

Double glazed window to rear elevation, built in wardrobe and radiator.

## Bedroom Three

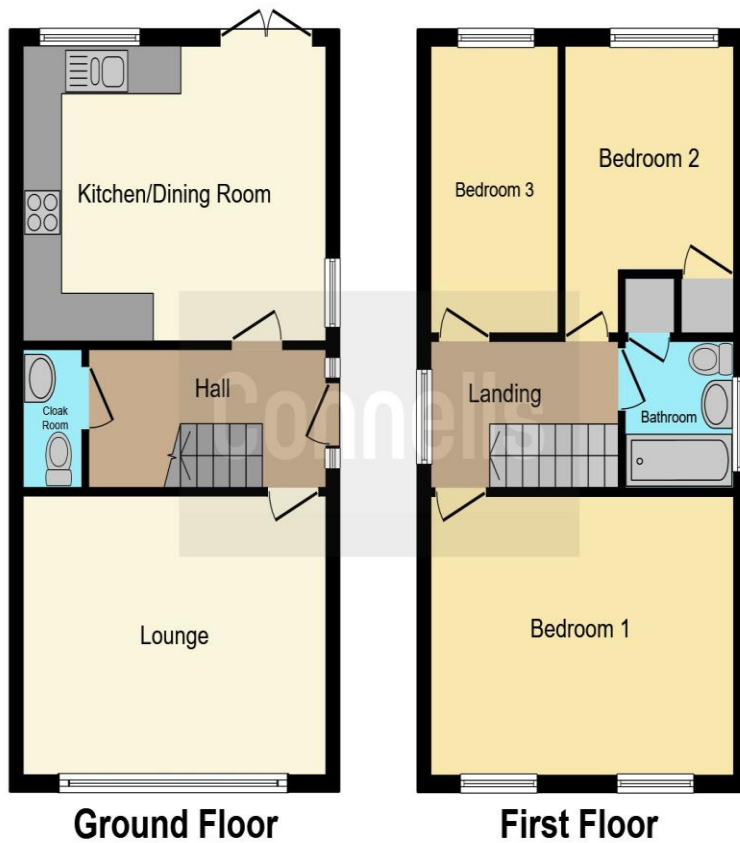
11' 5" x 7' 1" ( 3.48m x 2.16m )

Double glazed window to rear elevation and radiator.

## Bathroom

Double glazed window to side elevation, Bath with shower over, low level wc and wash hand basin with tiling to water sensitive areas. Storage cupboard and radiator.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405367 - 0002

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/RDN405367](http://connells.co.uk/Property/RDN405367)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)