



Connells

Wollaston Road
Irchester Wellingborough



Property Description

*** This property is a gardeners dream in our valuers opinion! If you are looking for a house to make a home then look no further... this property has two reception areas, kitchen & utility room as well as two, potentially three bedrooms & a first floor bathroom. ***

Entrance Porch

Glazed door and windows to front elevation.

Entrance Hall

Glazed door to front elevation, stairs rising to first floor landing and radiator.

Lounge Area

12' 7" Max x 11' 4" To Bay (3.84m Max x 3.45m To Bay)

Double glazed box bay window to front elevation, open fire and radiator.

Dining Area

13' 4" Max x 12' 5" (4.06m Max x 3.78m)

Double glazed windows to rear and side elevations, open fire and radiator.

Kitchen

13' 3" x 8' 5" (4.04m x 2.57m)

Glazed door to rear elevation and window to side elevation. Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer and tiling to water sensitive areas. Wall mounted boiler and under stairs storage cupboard.

Utility Room

9' x 6' 6" (2.74m x 1.98m)

Door to side elevation and windows to rear and side elevations. Fitted units with work surfaces and shelving.

First Floor Landing

Loft hatch.

Bedroom One

15' 11" Max x 11' 4" (4.85m Max x 3.45m)

Double glazed window to front elevation.

Bedroom Two

12' 5" x 10' 3" Max (3.78m x 3.12m Max)

Double glazed windows to rear and side elevations.

Bedroom Three/Study

8' 4" x 6' 7" (2.54m x 2.01m)

Double glazed window to rear elevation.

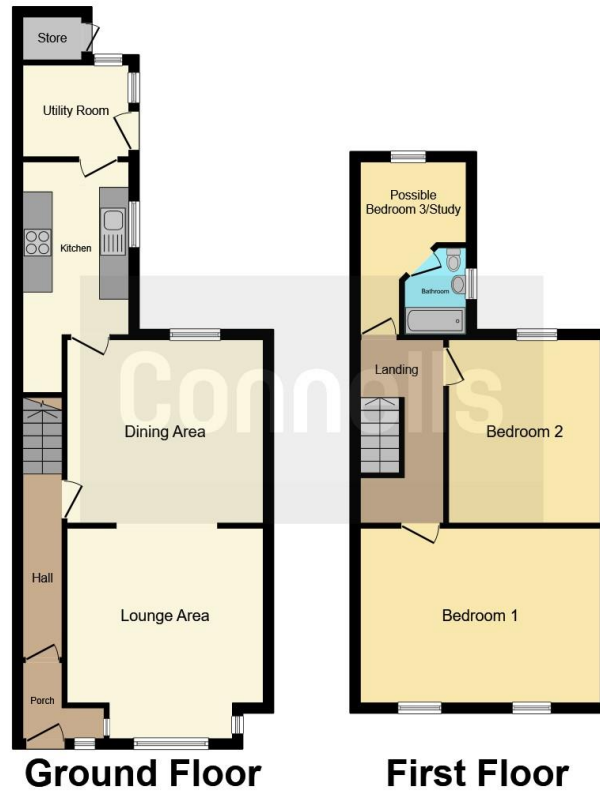
Bathroom

Double glazed window to side elevation. Bath, low level wc and wash hand basin with tiling to water sensitive areas. Radiator.









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

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EPC Rating: D

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Tenure: Freehold



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