



Newlands Wellingborough Road, Northampton NN3 9BQ

welcome to

Newlands Wellingborough Road, Northampton

An individually built double bay fronted extended detached property situated on a private road within the sought after area of Great Billing.



Entrance Hall

Entered via double glazed part obscure glazed door to the front aspect, double glazed obscure glazed windows to the front aspect, stairs rising to the first floor landing, door to shower room, glazed door to lounge, double glazed doors to snug, leading to kitchen/diner.

Shower Room

Walk in double shower cubicle with natural stone tray, WC, double wash hand basin with vanity unit, ceramic tiled under floor heating, with bespoke glass bricks allowing addtional light to penetrate

Snug

12' 5" max x 10' 8" plus bay (3.78m max x 3.25m plus bay)

Double glazed bay window to front, two radiators, ceramic tiled floor, brick fireplace with wooden mantle over housing woodburner benefiting heating for two radiators.

Lounge

20' 2" x 11' 3" (6.15m x 3.43m)

Window to the front aspect with feature log burning stove. Radiator

Family Room

18' 6" x 12' 6" (5.64m x 3.81m)

Double glazed bi folding doors to covered verandah, Inset ceiling lights, tiled floor, three radiators, leading to study area.

Study Area

11' x 11' 8" (3.35m x 3.56m)

Tiled floor, radiator, inset ceiling lights, windows and double glazed french door to conservatory.

Kitchen/Diner & Breakfast area

21' 8" x 14' 2" min (6.60m x 4.32m min)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, tiling to splash backs, range cooker with double cooker hood over, six ring gas hob, double electric oven, built in dishwasher,

built in fridge/freezer, breakfast bar, inset ceiling lights, door to utility room leading to family room, ceramic tiled floor, storage cupboard housing central heating boiler, double glazed window to the front aspect and double glazed obscure glazed window to side aspect, door to utility room and second kitchen, leading to family room.

Utility Room/Second Kitchen

8' 6" x 7' 6" (2.59m x 2.29m)

A range of matching wall and base units with work surfaces over, a stainless steel sink and drainer, tiling to splash backs, plumbing for washing machine and dishwasher, space for American fridge/freezer, five ring gas hob with electric oven and cooker hood and double glazed french doors to verandah.

Conservatory

12' x 16' 3" (3.66m x 4.95m)

UPVC and part brick construction, double glazed windows to the rear and side aspects, lights, under floor heating, double glazed French doors to the garden, study area and double glazed french doors to verandah.

Landing

Stairs rising from the entrance hall, access to loft space, glazed loft window (to be installed), radiator heated by log burner, doors to the bedrooms and bathroom.

Bedroom One

19' 9" x 11' 3" (6.02m x 3.43m)

Double glazed window to the front aspect, radiator and doorway to dressing rooms/nursery.

Dressing Room/Nursery

6' 9" x 8' 8" (2.06m x 2.64m)

Fitted shelving, hanging space and double glazed window to front.

Additonal Dressing Room

6' 9" x 11' 2" (2.06m x 3.40m)

Double glazed French doors to covered balcony and door to ensuite.

Ensuite

Double glazed obscure window to the rear aspect, WC, wash hand basin with vanity unit, double shower cubicle, tiling and heated towel rail.

Bedroom Two

13' 1" min x 9' 3" (3.99m min x 2.82m)

Double glazed window to the rear aspect, double glazed French doors to covered balcony, inset ceiling lights, door to ensuite.

Ensuite

WC, wash hand basin with vanity unit, double shower cubicle, heated towel rail, full tiling and inset ceiling lights,

Bedroom Three

11' 5" max x 8' 9" (3.48m max x 2.67m)

Double glazed window to the front aspect, inset ceiling lights, radiator and door to ensuite,

Ensuite

WC, wash hand basin with vanity unit, double shower cubicle, full tiling and inset ceiling lights,

Bedroom Four

12' 6" x 10' 5" plus Bay Window (3.81m x 3.17m plus Bay Window)

Double glazed bay window to the front aspect, storgae cupboard and radiator.

Bedroom Five

10' 4" x 10' 9" (3.15m x 3.28m)

Double glazed french doors to covered balcony and radiator.

Bathroom

Double glazed window to the rear aspect, WC, Jacuzzi bath with mixer taps and shower attachment, part tiling and heated towel rail.

Externally Front Garden

Part hedge enclosed, lawned area with graveled



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Newlands Wellingborough Road, Northampton

- Individually built extended detached property
- Situated on a private road
- Open kitchen/diner and breakfast room
- Utility room/kitchen two
- Lounge, snug, family room, study area and conservatory

Tenure: Freehold EPC Rating: C

offers over

£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NMS114806 - 0007

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