



**Ebbw Vale Road, Irthlingborough Wellingborough NN9 5YB**

**welcome to**

**Ebbw Vale Road, Irthlingborough Wellingborough**

William H Brown are pleased to offer this Three bedroom detached property. The property briefly compromises of modern kitchen/diner, utility room, down stairs cloakroom and spacious lounge with doors leading to the rear garden. Three bedrooms with en-suite to master, family bathroom.





### **Entrance Hall**

Entered via wooden door to the front aspect, stairs rising to the first floor landing and radiator.

### **Lounge**

16' 7" x 10' 3" ( 5.05m x 3.12m )

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, television point and two radiators.

### **Kitchen**

16' 6" x 9' 7" ( 5.03m x 2.92m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, tiling to splash backs, pull out corner unit and spice rack, electric double oven and five ring gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, double glazed window to the front and rear aspects and radiator.

### **Utility Room**

6' 1" x 5' 1" ( 1.85m x 1.55m )

Double glazed door to the rear aspect, plumbing for washing machine, central heating boiler and door to the cloakroom.

### **Cloakroom**

WC, wash hand basin, extractor fan, tiling and radiator.

### **First Floor Landing**

Double glazed window to the rear aspect, stairs rising from the entrance hall, airing cupboard with tank, access to loft space, doors to the bedrooms and bathroom.

### **Bedroom One**

10' 5" x 10' ( 3.17m x 3.05m )

Double glazed window to the front aspect, built in wardrobe, radiator and door to en suite.

### **En Suite**

Double glazed obscure window to the front aspect, WC, wash hand basin, shower cubicle, extractor fan and radiator.

### **Bedroom Two**

10' 4" x 9' 5" ( 3.15m x 2.87m )

Double glazed window to the front aspect and radiator.

### **Bedroom Three**

7' 3" x 6' 9" ( 2.21m x 2.06m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, bath, spot lights and radiator.

### **Externally**

#### **Front**

Lawn area and paved path to the front door.

#### **Rear Garden**

Laid to lawn, patio providing a seating area, pergola to the side and parking for several cars.

#### **Garage**

Accessed via up and over door, power and lighting connected and double glazed door leading to the garden.



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welcome to

## Ebbw Vale Road, Irthlingborough Wellingborough

- Detached Family Home
- Modern Living
- Three Bedrooms
- Off Road Parking
- En-suite To Master

Tenure: Freehold EPC Rating: C

# £285,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD109314 - 0006

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