



**Westminster Road, Wellingborough NN8 5YR**

**welcome to**

**Westminster Road, Wellingborough**

We are pleased to offer this spacious four bedroom detached family home located in a sought after area of the town. The accommodation has separate reception rooms, cloakroom/ Wc, a good size kitchen and a first floor bathroom. There is an attractive rear garden, driveway and garage.



### **Entrance Hall**

Entered via door to the front aspect, obscure double glazed window, stairs rising to first floor landing, radiator and doors to:

### **Cloakroom**

Obscure double glazed window to the front aspect, wash hand basin, low level Wc and radiator.

### **Lounge**

20' 8" x 11' 8" ( 6.30m x 3.56m )

Double glazed window to the front aspect, television point, radiator, archway to dining room and door to kitchen.

### **Dining Room**

10' 10" x 8' 7" ( 3.30m x 2.62m )

Double glazed window to the side aspect, radiator and double glazed patio doors to the rear aspect leading to rear garden.

### **Kitchen**

12' 3" x 11' 1" ( 3.73m x 3.38m )

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, tiling to splashback areas, fitted electric double oven, gas hob with extractor fan over, space for white goods, double glazed window to the rear aspect and obscure double glazed door to the side aspect.

### **First Floor Landing**

Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors to:

### **Bedroom One**

11' 9" max x 11' 4" ( 3.58m max x 3.45m )

Double glazed window to the front aspect and radiator.

### **Bedroom Three**

9' 4" max x 8' 9" ( 2.84m max x 2.67m )

Double glazed window to the rear aspect and radiator.

### **Bedroom Two**

12' 4" x 8' 2" ( 3.76m x 2.49m )

Double glazed window to the front aspect, television point and radiator.

### **Bedroom Four**

8' 8" x 8' 1" ( 2.64m x 2.46m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Obscure double glazed window to the rear aspect, suite comprising bath with shower over, vanity sink and low level Wc.

### **Externally**

#### **Front**

Mainly blocked paved for off road parking, garage and pathway to front door.

#### **Rear Garden**

Mainly laid to lawn with decked area for entertaining, full width covered patio area for seating, shed, sleeper planter beds and enclosed with timber fencing and hedging.



**view this property online** [williamhbrown.co.uk/Property/WBR111999](http://williamhbrown.co.uk/Property/WBR111999)



welcome to

## Westminster Road, Wellingborough

- Four Bedroom Detached Family Home
- Separate Reception Room
- Cloakroom/ Wc
- Drive & Garage
- Popular Location

Tenure: Freehold EPC Rating: D

**£320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBR111999](http://williamhbrown.co.uk/Property/WBR111999)



Property Ref:  
WBR111999 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01933 276622**



[wellingborough@williamhbrown.co.uk](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)