



**Leys Road, Wellingborough NN8 1PN**

**welcome to**

**Leys Road, Wellingborough**

This attractive three bedroomed bay fronted semi detached family home is situated within easy access to local schooling and the train station. Benefits include two reception rooms, double glazing, central heating and garage.



**Storm Porch  
Entrance Hall**

Part frosted double glazed door to side, stairs rising to first floor landing, understairs storage cupboard.

**Lounge**

12' 5" max x 11' 1" ( 3.78m max x 3.38m )  
Double glazed bay window to front, feature fireplace with living flame gas fire, two radiators.

**Dining Room**

11' 1" x 11' 2" ( 3.38m x 3.40m )  
Double glazed window to side, open fireplace, radiator, built-in storage cupboard.

**Kitchen**

11' x 7' ( 3.35m x 2.13m )  
Part frosted double glazed door to side, double glazed window to rear, range of base and wall mounted cupboards, built-in oven and hob, single drainer stainless steel sink, plumbing for washing machine, tiled splash backs, radiator.

**Landing**

Wooden banister, radiator, loft hatch.

**Bedroom One**

10' 8" x 11' 1" max ( 3.25m x 3.38m max )  
Double glazed window to front, built-in storage cupboard housing gas boiler, radiator.

**Bedroom Two**

11' 1" x 8' 9" ( 3.38m x 2.67m )  
Double glazed window to rear, radiator.

**Bedroom Three**

5' 10" x 7' 5" ( 1.78m x 2.26m )  
Double glazed window to side, radiator.

**Bathroom**

Double glazed window to side, pedestal wash hand basin, low level WC, bath with shower over, tiled splash backs.

**Front Garden**

Front forecourt enclosed with brick walling,

**Rear Garden**

Enclosed, laid to lawn, flower borders, shed, outside light, gated side access.

**Garage**

Light and power connected, pedestrian door.



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welcome to

## Leys Road, Wellingborough

- Semi Detached
- Two reception rooms
- Three bedrooms
- Double glazing
- Central heating

Tenure: Freehold EPC Rating: E

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR112850 - 0008

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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)