









# welcome to

# **Croft Close, Wellingborough**

Occupying a cul-de-sac position, this well presented three bedroom detached family home is offered with no chain and benefits from lounge, kitchen/breakfast room, utility room, cloakroom, three bedrooms and bathroom. There is a generous rear garden which is low maintenance, garage and parking.













#### **Entrance Porch**

Composite door to side, laminate flooring, wall mounted electric heater.

#### Cloakroom

Suite comprising low level WC, vanity unit with wash hand basin, tiled splash backs, ceiling lights, extractor fan.

#### Lounge

14' 4" x 10' 10" ( 4.37m x 3.30m )

Double glazed window to front, wall mounted gas fire, radiator, stairs rising to first floor landing, laminate flooring, built-in storage cupboard, glazed double doors to:

### **Dining Room**

10' 10" x 8' 2" ( 3.30m x 2.49m )

Double glazed bi-fold doors to rear, tiled flooring, coving to ceiling, radiator.

#### Kitchen/ Breakfast Room

8' 1" x 8' 1" plus recess ( 2.46m x 2.46m plus recess ) Double glazed window to rear, kitchen comprising one and half bowl single drainer stainless steel sink unit inset to work surfaces, range of base and wall mounted storage units, built-in oven, hob and extractor, plumbing for dishwasher.

### **Utility Room**

4' 8" x 4' 6" ( 1.42m x 1.37m )

Wall mounted boiler, plumbing for washing machine, door to garage.

### First Floor Landing

Hatch to loft space, built-in storage cupboard.

#### **Bedroom One**

14' 3" max x 8' 11" ( 4.34m max x 2.72m ) Double glazed window to rear, range of floor to ceiling wardrobes, radiator.

#### **Bedroom Two**

10' 11" x 8' 5" ( 3.33m x 2.57m )

Double glazed window to front, radiator, radiator, floor to ceiling length wardrobes,

#### **Bedroom Three**

8' 5" x 8' 3" ( 2.57m x 2.51m )

Double glazed window to front, radiator.

#### **Bathroom**

8' 3" x 8' 4" ( 2.51m x 2.54m )

Frosted double glazed window to rear, suite comprising paneled bath, built-in shower cubicle, vanity unit with wash hand basin, low level WC, tiled splash backs and floor, wall mounted heated towel rail.

#### Outside Front Garden

Open plan with gravel.

#### **Rear Garden**

Enclosed with side pedestrian access, paved patio area, step to artificial lawn with further steps upto graveled area and shed.

#### Garage

12' 2" x 8' 4" ( 3.71m x 2.54m )

Up and over door to front, light and power connected.





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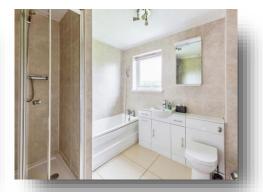
- Detached family home
- Three bedrooms
- Cul-de-sac position
- The property is not overlooked at the front or rear
- Utility room and cloakroom

Tenure: Freehold EPC Rating: C

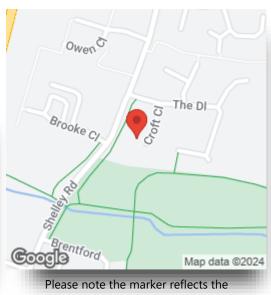
offers in excess of

£280,000







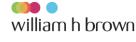


postcode not the actual property

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