



**Melton Road, Wellingborough NN8 1PU**



**welcome to**

**Melton Road, Wellingborough**

We are pleased to offer this spacious two bedroom Victorian end of terrace property situated with easy access to the station and town centre, The property benefits from two generous reception rooms, sizeable kitchen, refitted bathroom and generous rear garden. Viewing is recommended.



### **Lounge**

13' 1" x 11' 2" ( 3.99m x 3.40m )

Double glazed bay window to front, Victorian style fireplace, radiator, meter cupboard, coving to ceiling.

### **Dining Room**

11' 3" x 13' ( 3.43m x 3.96m )

Double glazed window to rear, feature fireplace, radiator, wood laminate flooring, coving to ceiling,

### **Kitchen**

14' 3" x 8' 4" ( 4.34m x 2.54m )

Part glazed door to rear, further double glazed window to side, kitchen comprising one and a half bowl stainless steel sink unit inset to roll top work surface, base and wall mounted storage units, plumbing for washing machine, space for cooker, tiled splash backs and floor, wall mounted boiler, ceiling lights, radiator, built-in understairs storage cupboard.

### **First Floor Landing**

Hatch to loft space, built-in over stairs storage cupboard.

### **Bedroom One**

14' 8" x 10' 11" ( 4.47m x 3.33m )

Double glazed window to side and front, radiator, coving to ceiling.

### **Bedroom Two**

13' x 8' 6" ( 3.96m x 2.59m )

Double glazed window to rear, radiator, coving to ceiling.

### **Dressing Room/ Office**

8' 4" x 5' 2" ( 2.54m x 1.57m )

Double glazed window to side, radiator,

### **Bathroom**

Suite comprising panelled bath, pedestal wash hand basin, low level WC, built-in shower cubicle, timber panelling to dado height, tiled splash backs and floor, frosted double glazed window to rear, built-in airing cupboard housing hot water cylinder.

### **Outside Rear Garden**

Enclosed by brick wall, side pedestrian access, artificial lawn, flower and shrub borders.

### **Storage Barn**

Brick built storage barn.



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## Melton Road, Wellingborough

- Two bedroom end of terrace
- Two reception rooms
- Generous kitchen/breakfast room
- Refitted bathroom
- Double glazing and central heating

Tenure: Freehold EPC Rating: E

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR111978 - 0003

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