



**Astwell Road, Wellingborough NN8 1FJ**

**welcome to**

**Astwell Road, Wellingborough**

Offered for sale is this lovely three bedroom semi detached property located on the popular Stanton Cross development. Benefits include a large living room, a very well appointed kitchen with appliances, en-suite to the master bedroom with two further good size bedrooms, garden and parking.



**Entered Via:**

Door to:

**Entrance Hall**

Tiled floor, radiator.

**Cloakroom**

WC, wash hand basin, radiator, tiled floor, extractor.

**Lounge**

16' 6" into bay x 11' 2" max ( 5.03m into bay x 3.40m max )

Double glazed "walk in" box bay window to front, two radiators, two double glazed windows to side, door to understairs cupboard.

**Kitchen/ Dining Room**

16' 8" into bay x 10' 4" ( 5.08m into bay x 3.15m )

An extensive range of white "high gloss" base and eye level units with work surface over, stainless steel sink and drainer unit, built-in mid level electric oven, gas hob, extractor fan, built-in fridge and freezer, space for other white goods, wall mounted central heating boiler, tiled floor, radiator, double glazed "walk in" box bay window to front, double glazed window to side, double glazed doors to garden.

**First Floor  
Landing**

Loft access, radiator, double glazed window to front, built-in airing cupboard, with hot water cylinder.

**Bedroom One**

11' max x 10' 4" ( 3.35m max x 3.15m )

Double glazed window to front, radiator.

**En-Suite**

WC, wash hand basin, shower cubicle, tiled surrounds, radiator, extractor fan, double glazed window to side.

**Bedroom Two**

11' max x 11' ( 3.35m max x 3.35m )

Double glazed window to front and side, radiator.

**Bedroom Three**

11' 2" x 7' 10" ( 3.40m x 2.39m )

Double glazed window to side, radiator.

**Bathroom**

WC, wash hand basin, bath, tiled surrounds, radiator, extractor fan.

**Outside  
Front Garden**

A "corner plot" located with a lawn at the front with low level hedge.

**Garden**

The side garden is wall and fence enclosed to include patio, path and lawn. A gated access leads to the driveway.



**view this property online** [williamhbrown.co.uk/Property/WBR113257](http://williamhbrown.co.uk/Property/WBR113257)



welcome to

## Astwell Road, Wellingborough

- A lovely three bedroom family home on Stanton Cross
- Well placed to access the train station if required
- En-suite to the master bedroom, a super kitchen with appliances
- An enclosed rear garden with off road parking
- Viewing is highly recommended

Tenure: Freehold EPC Rating: B

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBR113257](http://williamhbrown.co.uk/Property/WBR113257)



Property Ref:  
WBR113257 - 0005

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)