



**Park Road, Wellingborough NN8 4PW**

**welcome to**

**Park Road, Wellingborough**

A beautiful example of a renovated period property which retains the charm, ambiance and character features of the period. The property boasts four/five bedrooms, en-suite to master and a kitchen/breakfast room measuring 27 ft to name but few of the benefits available. NO CHAIN



### **Entrance Hall**

Part frosted double glazed door to front, stairs to first floor landing and down to cellar, tiled flooring, radiator, carved wood balustrade, coving to ceiling, radiator.

### **Lounge**

14' 9" into bay x 12' 8" ( 4.50m into bay x 3.86m )  
Double glazed window to front, feature Victorian style fireplace, built-in chimney recess storage cupboard, wall lights, coving to ceiling, radiator, dado rail.

### **Snug/ Bedroom Five/ Office**

10' 11" x 9' 7" ( 3.33m x 2.92m )  
Double glazed window to rear, coving to ceiling, radiator.

### **Dining Room**

14' x 11' ( 4.27m x 3.35m )  
Wooden floor, dado rail, French double glazed doors to rear Juliette balcony, coving to ceiling. radiator.

### **Cellar Inner Hall**

Tiled and wood laminate flooring, built-in understairs storage area, built-in storage cupboard.

### **Utility Room**

7' x 6' 2" ( 2.13m x 1.88m )  
Sink unit inset to work surface, plumbing for washing machine,

### **Cloakroom**

Frosted double glazed window to rear, suite comprising wall mounted wash hand basin, tiled floor and splash backs, coving to ceiling, radiator.

### **Kitchen/ Breakfast Room**

27' 3" x 11' 10" ( 8.31m x 3.61m )  
Double glazed window and door to rear, kitchen comprising one and a half single drainer sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor hood, plumbing for dishwasher, built-in island with storage

cupboards under, two radiators, wood panelling to dado height, wood laminate flooring, coving, ceiling lights, storage cupboard housing meters.

### **First Floor Landing**

Double glazed window to front with shutter blinds, carved wood balustrade, radiator, stairs to second floor landing.

### **Bedroom One**

14' x 9' 10" ( 4.27m x 3.00m )  
Double glazed window to rear, radiator, coving to ceiling.

### **En-Suite**

Frosted double glazed window to rear, built-in double shower cubicle, low level WC, wash hand basin unit with vanity unit, radiator, tiled splash backs, coving to ceiling, ceiling lights.

### **Bedroom Two**

13' 7" x 10' 11" ( 4.14m x 3.33m )  
Double glazed window to front with shutter blind, radiator.

### **Bathroom**

Frosted double glazed window to rear, suite comprising panelled bath, wash hand basin, low level WC, built-in shower cubicle with fitted electric shower, wood laminate flooring, tiled splash backs, radiator, coving to ceiling, ceiling lights, radiator.

### **Second Floor Landing**

Built-in eaves storage cupboard.

### **Bedroom Three**

13' 1" x 11' 3" ( 3.99m x 3.43m )  
Double glazed window to rear, radiator.

### **Bedroom Four**

16' 6" x 6' ( 5.03m x 1.83m )  
Double glazed window to front, radiator, eaves storage cupboard.

### **Outside Front Garden**

Enclosed by brick walling, slate forecourt.

### **Rear Garden**

Laid mainly to lawn, flower and shrub borders, raised decked patio areas, paved patio area.



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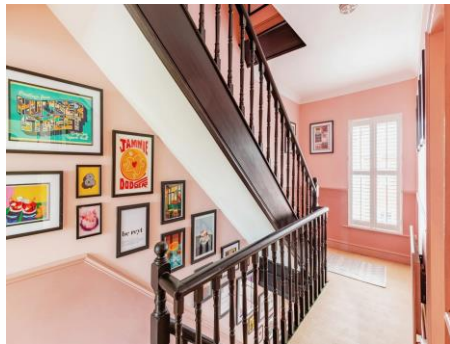
## Park Road, Wellingborough

- NO CHAIN
- Victorian town house
- Character and charm
- Four/five bedrooms
- Versatile accommodation

Tenure: Freehold EPC Rating: D

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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