



Moorlands, Wellingborough NN8 5QS

welcome to

Moorlands, Wellingborough

Situated in a cul-de-sac position on the popular Gleneagles development, this three bedroom detached property benefits from three reception rooms, utility room, kitchen, shower room and generous rear garden. The property is in need of updating.



Storm Porch Entrance Hall

Part frosted double glazed door and side panel to front, wood laminate flooring, radiator, stairs rising to first floor landing.

Snug

11' 3" x 7' 8" (3.43m x 2.34m)

Double glazed window to front, wood laminate flooring, radiator, hatch to loft space.

Lounge

13' 11" x 12' 8" (4.24m x 3.86m)

Double glazed bow window to front, feature fireplace with wood surround, wood laminate flooring, beams to ceiling, radiator.

Dining Room

9' 7" x 7' 11" (2.92m x 2.41m)

Double glazed French doors to rear, radiator, wood laminate flooring, beams to ceiling, dado rail.

Kitchen

9' 8" x 7' 10" (2.95m x 2.39m)

Double glazed window to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, built-in storage cupboard, breakfast bar, space for white goods, tiled splash backs and floor,

Utility Room

7' 1" x 4' 2" (2.16m x 1.27m)

Part frosted door to rear, wall mounted boiler, fitted work surface, plumbing for washing machine, corner sink.

First Floor Landing

Frosted double glazed window to side, built-in storage cupboard, hatch to loft space.

Bedroom One

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to front, wood laminate flooring, radiator, built-in wardrobes.

Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

Double glazed window to rear, radiator, built-in storage cupboard, wood laminate flooring.

Bedroom Three

8' 7" x 7' 2" (2.62m x 2.18m)

Double glazed window to front, radiator, wood laminate flooring, built-in storage cupboard.

Shower Room

Frosted double glazed window to rear, suite comprising corner shower cubicle, pedestal wash hand basin, low level WC, radiator, tiled splash backs.

Outside Front Garden

Open plan design gravelled front and drive with side pedestrian access.

Rear Garden

Enclosed by timber fencing, laid mainly to lawn with flower and shrub borders.



view this property online williamhbrown.co.uk/Property/WBR113290



welcome to

Moorlands, Wellingborough

- Three bedroom detached
- Converted garage
- Three reception rooms
- Kitchen and shower room
- Generous rear garden

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113290



Property Ref:
WBR113290 - 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



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk