



**Moorlands, Wellingborough NN8 5QS**

**welcome to**

**Moorlands, Wellingborough**

Occupying a generous corner plot on the highly desirable Gleneagles development, this deceptive and beautifully presented three bedroom detached family home should be viewed to fully appreciate the size of accommodation on offer. Boasting two reception rooms, kitchen/breakfast room and utility.





### **Storm Porch Entrance Hall**

Part frosted double glazed door with side panels to front, stairs rising to first floor landing, tiled floor, radiator.

### **Lounge**

13' 8" x 12' 8" narrowing to 11' 5" ( 4.17m x 3.86m narrowing to 11' 5" )

Georgian style double glazed window to front, feature fireplace with marble hearth and insert with carved surround, radiator, double doors to kitchen/breakfast room.

### **Family Room**

15' 10" x 7' 1" ( 4.83m x 2.16m )

Double glazed window to front, radiator, built-in storage cupboard housing boiler, roll top work surface with base level storage units, further built-in storage cupboard.

### **Kitchen/ Breakfast Room**

15' 10" x 9' 8" ( 4.83m x 2.95m )

Double glazed windows and french doors to rear. Kitchen comprising single drainer sink unit inset to work surface, base and wall mounted storage units, breakfast bar, built-in oven, hob, extractor, fridge and dishwasher, radiator, inset ceiling lights, built-in storage cupboard/larder under the stairs.

### **Utility Room**

8' 1" x 4' 1" ( 2.46m x 1.24m )

Part double glazed door to rear, radiator, plumbing for washing machine with work surface over, wall mounted storage unit, tiled floor.

### **Cloakroom**

Frosted double glazed window to rear. Suite comprising pedestal wash hand basin, low level WC, Fitted extractor fan, tiled splash backs.

### **First Floor Landing**

Built-in airing cupboard, hatch to loft space, double glazed windows to front and side.

### **Bedroom One**

11' 5" x 8' 7" ( 3.48m x 2.62m )

Double glazed window to front, built-in double wardrobes, radiator.

### **Bedroom Two**

9' 9" x 9' 6" ( 2.97m x 2.90m )

Double glazed window to rear, built-in wardrobes, coving to ceiling, radiator.

### **Bedroom Three**

8' 6" narrowing to 6' x 7' ( 2.59m narrowing to 6' x 2.13m )

Double glazed window to front, radiator, built-in overstairs storage cupboard.

### **Bathroom**

Frosted double glazed window to rear. Suite comprising panelled bath with shower over with screen, pedestal wash hand basin, low level WC, tiled splash backs.

### **Outside Front Garden**

Of an open plan design and laid mainly to lawn to the front and side, side pedestrian gated access to rear garden.

### **Rear Garden**

Enclosed with paved patio area, mainly laid to lawn with flower and shrub borders, hard standing for two garden sheds to the side and side pedestrian access.

### **Parking**

Gravelled drive providing parking for two/three vehicles.



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## Moorlands, Wellingborough

- Corner Plot
- Three bedroom detached family home
- Two reception rooms
- Downstairs cloakroom
- Landscaped rear garden

Tenure: Freehold EPC Rating: C

offers in the region of

**£320,000**



Please note the marker reflects the postcode not the actual property

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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)**