



**John Lea Way, Wellingborough NN8 2QA**

**welcome to**

**John Lea Way, Wellingborough**

Situated in the popular Doddington Grange development, this deceptive three storey, three bedroom town house fronting on to an open green. Benefits include three generous bedrooms with en-suite to master, first floor lounge, downstairs WC, allocated parking and garage. Viewing recommended.



### **Storm Porch Entrance Hall**

Stairs rising to first floor landing, radiator, tiled flooring, under stairs storage cupboard, part frosted double glazed door to front, coving to ceiling, wall mounted fuse box.

### **Dining Room**

12' 3" x 9' ( 3.73m x 2.74m )

Double glazed window to front, coving to ceiling, tiled flooring.

### **Kitchen/ Breakfast Room**

15' 11" x 9' ( 4.85m x 2.74m )

Double glazed French door to rear with side panels. Kitchen comprising one and half bowl sink inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor, tiled splash backs and floor, radiator.

### **Utility Room**

5' 6" x 5' 5" ( 1.68m x 1.65m )

Double glazed window to rear, single drainer stainless steel sink unit, larder unit and base unit, plumbing for washing machine, extractor fan, tiled splash backs and floor.

### **Cloakroom**

Low level WC, wall mounted wash hand basin, tiled splash backs and floor.

### **First Floor Landing**

Stairs rising to second floor, radiator.

### **Lounge**

15' x 12' 3" max ( 4.57m x 3.73m max )

Double glazed window to front, feature fireplace, two radiators, coving to ceiling, wood laminate flooring.

### **Bedroom Three**

13' 1" x 8' 7" ( 3.99m x 2.62m )

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

### **Bathroom**

Suite comprising panelled bath, pedestal wash hand basin, low level WC, extractor fan, shaver point, radiator, tiled splash backs and floor,

### **Second Floor Landing**

Hatch to loft space, radiator, built-in airing cupboard housing hot water cylinder.

### **Bedroom One**

13' 1" x 12' 5" max ( 3.99m x 3.78m max )

Double glazed windows to front, built-in wardrobes, radiator.

### **En- Suite**

Built-in shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled splash backs and floor.

### **Bedroom Two**

13' 1" x 8' 10" ( 3.99m x 2.69m )

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

### **Outside Rear Garden**

Enclosed by timber fencing, laid mainly to lawn with paved patio area, timber framed shed, pedestrian access to parking.

### **Parking**

Space in front of garage.

### **Garage**

Up and over door.



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## John Lea Way, Wellingborough

- Semi detached town house
- Three generous bedrooms
- En-suite and downstairs cloakroom
- Allocated parking and garage
- Fronts onto open green

Tenure: Freehold EPC Rating: C

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

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