



Cemetery Lodge, Castle Road, Wellingborough NN8 1LL

welcome to

Cemetery Lodge, Castle Road, Wellingborough

This is a beautiful example of a Grade II Listed period stone lodge cottage set in the picturesque church grounds. The property retains original features, whilst merging the past with the present and an internal inspection is strongly recommended to appreciate the charm of the location and ambiance.



Entrance Hall

Leaded light window to front, door to side, tiled floor, built-in storage cupboards, radiator.

Lounge

15' x 13' 9" (4.57m x 4.19m)

leaded light bay window to front, feature open fireplace, wood panelling to dado rail height, ceiling lights, cast iron radiator. display alcove.

Dining Room

13' 9" x 8' 11" (4.19m x 2.72m)

Leaded light to rear, cast iron radiator, ceiling light.

Rear Porch

Leaded light windows to rear and side, door to side, radiator, wood panelling to dado rail height.

Utility Room

6' 11" x 4' 8" (2.11m x 1.42m)

Frosted window to front, plumbing for washing machine, radiator, wall mounted fuse box, how water tank.

Snug

8' 5" x 7' 6" (2.57m x 2.29m)

Leaded light window to front, built-in window seat.

Kitchen

11' 7" x 10' 1" (3.53m x 3.07m)

Leaded light window to side, kitchen comprising one and a half bowl stainless steel sink unit inset to work surface, range of base and wall mounted storage units, built-in oven, hob and extractor hood, built-in dishwasher, tiled splash backs and floor.

Breakfast Room

12' 8" x 12' 4" (3.86m x 3.76m)

Leaded light window to rear, stairs rising to first floor landing landing, two radiators, ceiling lights.

First Floor

Landing

Leaded light window to side, built-in storage cupboard, radiator.

Bedroom One

13' 8" x 11' 10" (4.17m x 3.61m)

Leaded light window to front, two cast iron radiators, hatch to loft space, ceiling lights.

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Leaded light window to rear, radiator.

Bedroom Three

6' 7" x 6' 8" (2.01m x 2.03m)

Leaded light windows to front and side, radiator, hatch to loft space.

Dressing Room

5' 10" x 4' 9" (1.78m x 1.45m)

Leaded light window to rear, radiator, floor to ceiling wardrobes.

Bathroom

Leaded light window to rear, suit comprising built-in double shower cubicle, pedestal wash hand basin, low level WC, tiled splash backs and floor, ceiling lights, hatch to loft, built-in storage cupboard and seat.

Outside

Garden

Paved patio area.



view this property online williamhbrown.co.uk/Property/WBR113250



welcome to

Cemetery Lodge, Castle Road, Wellingborough

- Period lodge cottage
- Stone detached
- Grade II Listed
- Two receptions, three bedroom
- Picturesque location

Tenure: Freehold EPC Rating: Exempt

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113250



Property Ref:
WBR113250 - 0003

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