









welcome to

Nightingale Lane, Wellingborough

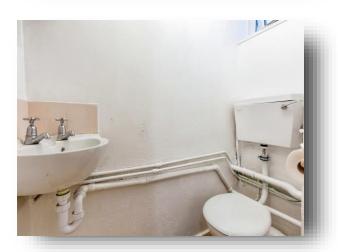
A deceptive three bedroom end of terrace family home benefiting from three generous bedrooms, downstairs cloakroom, double glazing, radiator central heating and fronting on to an open green. The property is ideally suited for first time buyers and investors.

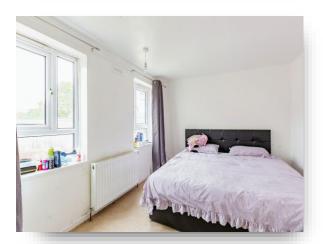












Entrance Hall

Part frosted double glazed door to front, wood laminate flooring, stairs rising to first floor landing, built-in understairs storage cupboard, radiator.

Cloakroom

Frosted double glazing window to front, wall mounted wash hand basin, low level WC, wood laminate flooring, tiled splash backs.

Lounge

20' 11" x 13' 1" narrowing to 10'4 (6.38m x 3.99m narrowing to 10'4)

Double glazed window to side, further double glazed door and window to side, wood laminate flooring, two wall mounted radiators.

Kitchen

11' x 9' 4" (3.35m x 2.84m)

Double glazed window to front and part frosted double glazed door to side. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage cupboards, plumbing for washing machine, fitted extractor hood, radiator, tiled splash backs, serving hatch.

First Floor Landing

Built-in storage cupboard.

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m) Double glazed window to rear, radiator.

Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m)
Two double glazed windows to side, radiator.

Bedroom Three

10' 3" x 6' 6" (3.12m x 1.98m) Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to front, Suite comprising panelled bath, pedestal wash hand basin, low level WC, built-in shower cubicle, wall mounted heated towel rail, extractor fan, tiled splash backs, loft hatch.

Outside Front Garden

Open plan and laid to lawn.

Rear Garden

Side pedestrian access, crazy paved patio, steps up to further garden area.





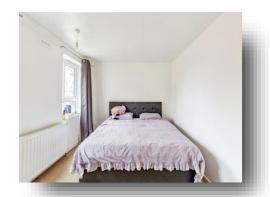
welcome to

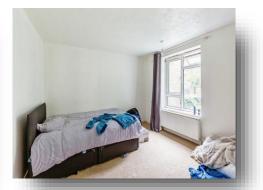
Nightingale Lane, Wellingborough

- End of terrace
- Three generous bedrooms
- Downstairs cloakroom
- Double glazed/radiator central heating
- Fronts on to open green

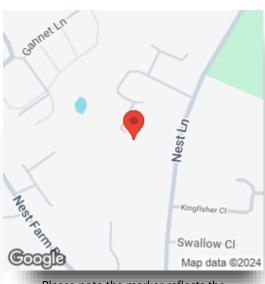
Tenure: Freehold EPC Rating: C

£179,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113344



Property Ref: WBR113344 - 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.





01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk

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.