



**Lytham Court, Wellingborough NN8 5PB**



**welcome to**

## **Lytham Court, Wellingborough**

We are delighted to offer this four bedroom extended detached family home situated in a cul-de-sac position on the popular Gleneagles development. The property boasts a spacious two storey extension, giving a master bedroom with dressing area and en-suite along with a 21 ft family room.



### **Entrance Hall**

Double glazed door and window to front, stairs rising to first floor landing, built-in understairs storage cupboard, coving to ceiling, radiator.

### **Cloakroom**

Frosted double glazed window to side, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail, tied splash backs and floor.

### **Lounge**

12' 6" x 12' 3" ( 3.81m x 3.73m )

Double glazed window to rear, wood laminate flooring, coving to ceiling, radiator, arch to:

### **Dining Room**

9' 7" x 9' ( 2.92m x 2.74m )

Built-in storage units, wood laminate flooring, coving to ceiling.

### **Family Room**

12' 11" x 12' 10" ( 3.94m x 3.91m )

Double glazed bi-fold doors to rear, double glazed window to side, radiator, wood laminate flooring, ceiling lights.

### **Kitchen**

12' 7" x 9' 7" ( 3.84m x 2.92m )

Double glazed window to front, part frosted double glazed door to side. Kitchen comprising single drainer stainless steel sink unit to work surface, base and wall mounted storage units, range cooker and extractor hood, plumbing for washing machine, tumble dryer vent, tiled splash backs and floor,

### **First Floor Landing**

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

### **Bedroom One**

21' 9" x 12' 10" narrowing to 7' max ( 6.63m x 3.91m narrowing to 7' max )

Double glazed windows to side and rear, radiator, ceiling lights.

### **Dressing Area:**

8' 11" x 7' ( 2.72m x 2.13m )

### **En-Suite**

Built-in double shower cubicle, low level WC, pedestal wash hand basin, wall mounted heated towel rail, ceiling lights, tiled splash backs and floor.

### **Bedroom Two**

11' 4" x 9' 11" ( 3.45m x 3.02m )

Double glazed window to rear, radiator, coving to ceiling.

### **Bedroom Three**

9' 11" x 7' 2" ( 3.02m x 2.18m )

Double glazed window to front, radiator, coving to ceiling.

### **Bedroom Four**

10' 8" x 6' 6" ( 3.25m x 1.98m )

Double glazed window to front, coving to ceiling, radiator.

### **Bathroom**

Frosted double glazed window to side, suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, wall mounted heated towel rail, tiled splash backs and floor, coving to ceiling, ceiling lights.

### **Outside Rear Garden**

Paved patio area, laid mainly to lawn, flower and shrub borders, shed and raised decked patio to rear.

### **Garage**

17' 2" x 8' 2" ( 5.23m x 2.49m )

Side pedestrian access, up and over door to front, eaves storage space, light and power connected.



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## Lytham Court, Wellingborough

- Extended and detached
- Family room with bi-folding doors overlooking rear garden
- Four bedrooms with en-suite to master
- Downstairs cloakroom
- Cul-de-sac position

Tenure: Freehold EPC Rating: C

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR111869 - 0006

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