









welcome to

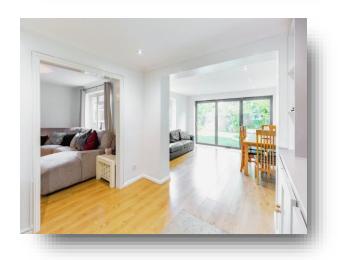
Lytham Court, Wellingborough

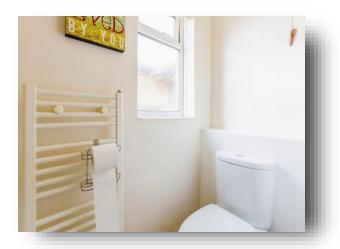
We are delighted to offer this four bedroom extended detached family home situated in a cul-de-sac position on the popular Gleneagles development. The property boasts a spacious two storey extension, giving a master bedroom with dressing area and en-suite along with a 21 ft family room.

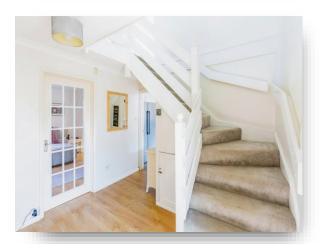












Entrance Hall

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, wail 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.





welcome to

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

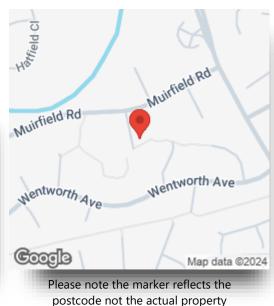
offers in the region of

£350,000









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Property Ref: WBR111869 - 0006 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.





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