



Lampport Way, Wellingborough NN8 1LJ

welcome to

Lampport Way, Wellingborough

Situated on the highly sought after Stanton Cross development, this beautifully presented three storey, five bedroom detached "villa" style family home. The property has been lovingly maintained and upgraded to a high standard by the present owners.



Storm Porch Entrance Hall

Part frosted double glazed door to front, Amtico flooring, radiator, stairs rising to first floor landing,

Cloakroom

Suite comprising low level WC, pedestal wash hand basin, tiled splash backs, Amtico flooring, extractor fan.

Lounge

19' 6" x 11' (5.94m x 3.35m)

Double glazed patio doors to side, further double glazed window to front, radiator.

Kitchen/ Breakfast Room

19' 6" x 10' (5.94m x 3.05m)

Double glazed windows to front, double glazed window to side. Kitchen comprising breakfast bar, built-in single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, further built-in oven, hob and extractor, fridge/freezer and dishwasher, tiled splash backs, Amtico flooring, two radiators, ceiling lights.

Utility Room

6' 3" x 6' (1.91m x 1.83m)

Part glazed door to rear, built-in work surface, base units, wall mounted boiler, tiled splash backs, Amtico flooring.

First Floor Landing

Double glazed window to front, stairs rising to second floor landing, radiator.

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed windows to front, double glazed window to side, built-in floor to ceiling wardrobes, radiator.

En-Suite

Frosted double glazed window to rear. Suite comprising built in double shower cubicle, low level WC, pedestal wash hand basin, Amtico flooring, tiled splash backs, ceiling lights, wall mounted heated towel rail.

Bedroom Two

11' 2" x 10' (3.40m x 3.05m)

Double glazed windows to front, radiator.

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m)

Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to rear. Suite comprising panelled bath with shower and screen over, low level WC, Amtico flooring, wall mounted heated towel rail, built-in airing cupboard, tiled splash backs, ceiling lights.

Second Floor Landing

Skylight to rear, radiator.

Bedroom Four

10' 3" x 10' 3" (3.12m x 3.12m)

Double glazed window to front, radiator.

En- Suite

(Restricted height). Skylight to rear. Suite comprising built-in shower cubicle, low level WC, pedestal wash hand basin, Amtico flooring, tiled splash backs, wall mounted heated towel rail.

Office/ Bedroom Five

15' 8" x 14' 9" (4.78m x 4.50m)

Skylight to rear, double glazed window to front, hatch to loft space, two radiators, Amtico flooring, built-on office furniture.

Outside Front Garden

Courtyard style, enclosed with railings.

Rear Garden

Enclosed by timber fencing, laid mainly to lawn, paved patio with electric awning, outside light and power, raised flower beds.

Parking

Drive for two/three cars.

Garage

Eaves storage space, side door pedestrian access, light and power connected.



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welcome to

Lamport Way, Wellingborough

- Three storey detached family home
- Five bedrooms and two en-suites
- Beautifully presented
- Cloakroom and utility room
- Landscaped rear garden

Tenure: Freehold EPC Rating: B

offers over

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR113387 - 0004

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