









## welcome to

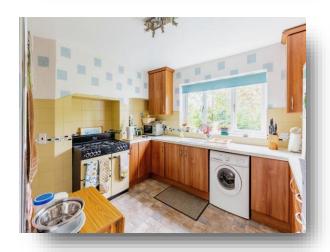
# **Nest Lane, Wellingborough**

An exceptional and unique three bedroom detached property, benefiting from having been extended to include a self contained annexe. This substantial family home offers scope for business and commercial use in addition to providing ample living space for a large family.













#### **Entrance Hall**

Obscure double glazed patterned door with panel, original tiled floor, radiator, stairs rising to the first floor, obscure window to lounge, door to:

## Lounge

12' 11" x 12' (3.94m x 3.66m)

Double glazed window to front, coving to ceiling, open fireplace with surround, radiator, archway and steps to:

## **Reception Room Two**

22' 9" x 12' 3" ( 6.93m x 3.73m )

Two double glazed windows to rear, double glazed window to front, coving to ceiling, double glazed sliding patio doors to conservatory, obscure glazed door to:

#### **Inner Hall**

Electric heater, doors to front, rear, garage and shower room, steps down to:

## **Annexe Extension**

18' 10" max x 14' 2" ( 5.74m max x 4.32m ) Double glazed door to garden, double glazed windows to front and rear, electric heater.

## **Shower Room**

11' 8" x 6' 2" ( 3.56m x 1.88m )

Double electric shower, WC, vanity wash hand basin, heated towel rail, electric wall heater, tiling to walls and floor.

## Conservatory

12' x 5' 6" ( 3.66m x 1.68m )

UPVC double glazed with tiled floor and walls, under floor heating.

## **Kitchen**

12' x 11' 4" ( 3.66m x 3.45m )

Double glazed window to rear, range of wall and base units with roll top work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, heated towel rail, laminate floor, obscure glazed door to:

#### Store

Double glazed stable door to rear, quarry tiled flooring.

#### Cloakroom

Obscure double glazed window to side, wall and base units, WC, vanity wash hand basin, radiator.

## **Dining Room**

14' 11" into bay x 11' 11" ( 4.55m into bay x 3.63m ) Double glazed bay window to front, double glazed window to side, coving to ceiling, radiator.

## First Floor Landing

Access to loft, double glazed window to front, doors to:

#### **Bedroom One**

12' 11" x 12' 1" ( 3.94m x 3.68m )

Double glazed window to rear, built-in wardrobes, radiator.

#### **Bedroom Two**

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed window to front, radiator.

#### **Bedroom Three**

11' 11" x 9' (3.63m x 2.74m)

Double glazed window to side, radiator.

## **Bathroom**

8' 9" x 6' (2.67m x 1.83m)

Obscure double glazed window to side, WC, wash hand basin, panelled bath with mixer tap shower over, built-in cupboards containing central heating boiler, radiator, wood flooring,

# Outside Front

Brick wall, trees and shrubs and driveway providing off road parking for four cars leading to:

## Garage

16' 9" x 16' (5.11m x 4.88m)

With electric roller door, power and light, separate internal utility room with Belfast sink, fitted base and wall units with work surface over, space and plumbing for washing machine.

#### Rear Garden

Side access from the front, laid mainly to lawn with shrubs, trees and flower beds.





## welcome to

# **Nest Lane, Wellingborough**

- A substantial three bedroom detached family home
- Self contained annexe
- Perfect for a large family
- Offering potential for a home run business
- Large garage with off road parking and a good size garden

Tenure: Freehold EPC Rating: D

offers over

£415,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WBR113357 - 0008 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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