



Nest Lane, Wellingborough NN8 4AU

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.



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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

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