









## welcome to

# **Patriot Grove, Wellingborough**

Offered for sale is this recently built two bedroom semi detached property, located on the popular Stanton Cross development which gives easy access to the train station. The property provides two double bedrooms with bathroom on the first floor.













#### **Entered Via:**

Double glazed door to:

#### **Entrance Hall**

Radiator, tiled floor.

#### Cloakroom

WC, wash hand basin, radiator, tiled floor, extractor.

## **Lounge Area**

13' 4" x 13' (4.06m x 3.96m)

Double glazed window and door to rear, two radiators, stairs to first floor landing,

#### **Kitchen Area**

12' 4" x 9' 6" max ( 3.76m x 2.90m max )

Double glazed window to front. Fitted "high gloss" white base and eye level units with work surface over, stainless steel sink and drainer unit, fitted gas hob and extractor, built-in fridge, freezer and washing machine, radiator, tiled floor, wall mounted central heating boiler.

### First Floor Bedroom One

13' 4" x 9' 4" ( 4.06m x 2.84m ) Double glazed window to front, radiator.

#### **Bedroom Two**

13' 2" max x 8' 10" plus door recess ( 4.01m max x 2.69m plus door recess )

Double glazed window to rear, radiator, built-in over stairs cupboard.

#### **Bathroom**

WC, wash hand basin, bath with shower attachment and glass screen, tiled surrounds, towel rail, extractor

#### Outside Front Garden

Small plan frontage with a driveway at the side, gated access to rear garden.

#### Rear Garden

Fence enclosed to include patio, lawn and decked seating area with a covered outside bar (perfect for entertaining, BBQ etc).





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# **Patriot Grove, Wellingborough**

- Two double bedrooms
- Fitted kitchen wraith appliances
- Downstairs cloakroom/WC
- Plenty of parking and a very good size garden
- Popular Stanton Cross location with easy access to the train station

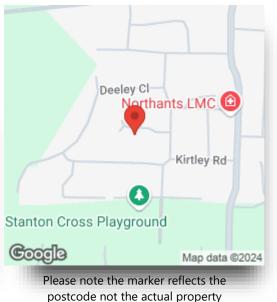
Tenure: Freehold EPC Rating: B

# £230,000









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