



Patriot Grove, Wellingborough NN8 1TJ

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 fan.

**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 with 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR112022 - 0003

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