



**Highfield Road, Wellingborough NN8 1PL**



**welcome to**

## **Highfield Road, Wellingborough**

For sale is this three bedroom end of terrace property with planning approved for a two and single storey extension (NW/24/00359/FUL). The sale includes planning approval for the construction of an adjoining three bedroom, two storey dwelling (NW/24/00299FUL).



**Entered Via:**

Door to:

**Entrance Porch**

7' 6" x 4' ( 2.29m x 1.22m )

Tiled floor, part glazed door to:

**Entrance Hall**

Radiator, under stairs storage cupboard with central heating boiler, double glazed window to side.

**Lounge Area**

12' into bay x 12' 6" into recess ( 3.66m into bay x 3.81m into recess )

Double glazed bay window to front, radiator, tiled fireplace and surround.

**Dining Area**

12' 6" x 11' 2" ( 3.81m x 3.40m )

Double glazed window to rear, radiator.

**Kitchen**

8' 10" x 7' ( 2.69m x 2.13m )

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, marble tiled floor and surrounds, double glazed window to side.

**Utility Room**

8' 6" x 7' 4" ( 2.59m x 2.24m )

Fitted units with work surface over, space for white goods, tiled surrounds and marble tiled floor, radiator, double glazed window to side, double glazed door rear.

**First Floor  
Landing**

Loft access, double glazed window to side.

**Bedroom One**

12' 6" to back of wardrobe x 10' 4" ( 3.81m to back of wardrobe x 3.15m )

Double glazed window to front, radiator, fitted wardrobes.

**Bedroom Two**

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

Double glazed window to rear, radiator.

**Bedroom Three**

8' 10" x 8' 10" ( 2.69m x 2.69m )

Double glazed window to side, radiator.

**Bathroom**

WC, wash hand basin, bath with a "plumbed" shower over, tiled walls, chrome towel rail, double glazed window to front.

**Outside  
Front Garden**

To the side of the property is a detached single garage and side access to a very large double width plot, which has planning permission for the construction an adjoining, two storey three bedroom home.

**Rear Garden**

The rear garden currently comprises of a full width patio, large barbecue area, shaped lawn with stocked areas,



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## Highfield Road, Wellingborough

- Attention builders and property investors
- Three bedroom end of terrace, with planning permission to extend
- For sale with an adjoining building plot for an adjoining three bedroom, two storey dwelling
- Planning approval granted in July 2024
- An excellent project and an opportunity to add value

Tenure: Freehold EPC Rating: D

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR111156 - 0004

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