



Doddington Road, Wellingborough NN8 2LY

welcome to

Doddington Road, Wellingborough

Offered with no chain, this deceptive detached family home boasts a generous plot, three double bedrooms, off road parking for numerous vehicles, detached garage, carport, access to local amenities and should be viewed to fully appreciate the overall size of accommodation and plot of offer.



Storm Porch

Entrance Hall

Frosted double glazed door to side, stairs rising to first floor landing, radiator, wood laminate flooring.

Lounge

21' 4" x 12' 7" (6.50m x 3.84m)

Double glazed windows to side and front, wood flooring, stone fireplace and plinth, coving to ceiling, two radiators, four wall light points.

Kitchen

19' 8" x 10' 5" (5.99m x 3.17m)

Double glazed windows to side and rear. Kitchen comprising one and a half bowl stainless steel sink unit, range of base and wall mounted storage units, plumbing for washing machine and dishwasher, range style cooker, tiled splash backs and floor, radiator.

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

Double glazed patio door to rear, built-in range of wardrobes, wood laminate flooring, two wall mounted radiators.

First Floor Landing

Velux window to side.

Bedroom Two

13' x 12' 10" (3.96m x 3.91m)

Double glazed bow window to front, radiator, wood laminate flooring, built-in wardrobes, boiler.

Bedroom Three

14' 3" x 12' 10" max (4.34m x 3.91m max)

Double glazed window to rear, built-in wardrobes, hatch to loft space, radiator, wood laminate flooring.

Bathroom

Frosted double glazed window to side. Corner bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted heated towel rail.

Outside Front Garden

Driveway with parking for cars, car port.

Rear Garden

Paved patio, step to raised lawn area, second patio area, veg plot, two timber sheds.

Garage

Detached with up and over door to front, light and power connected, window to side.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Doddington Road, Wellingborough

- Deceptive detached family home
- Three double bedrooms
- Generous plot
- Garage and carport
- Off road parking for 7/8 vehicles

Tenure: Freehold EPC Rating: D

guide price

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBR113341 - 0005

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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