









welcome to

Somerford Road, Wellingborough

A deceptive and well presented extended, three bedroom detached family home situated in a cul-de-sac location on this popular development. The property benefits from two generous reception rooms, cloakroom, three bedrooms and shower room. Viewing is recommended.













Entrance Hall

Part frosted double glazed door to front, radiator, wall mounted fuse box.

Cloakroom

Vanity unit with wash hand basin, low level WC, ceiling lights, wall mounted heated towel rail, wall mounted boiler, extractor fan.

Lounge

 $20' \times 12' 3"$ plus under stairs recess ($6.10m \times 3.73m$ plus under stairs recess)

Bow double glazed window to front, radiator, stairs rising to first floor landing, coving to ceiling.

Dining Room

14' x 8' (4.27m x 2.44m)

Double glazed French doors to rear, serving hatch, radiator, coving to ceiling.

Kitchen

16' 4" x 6' 8" (4.98m x 2.03m)

Double glazed window to rear and part frosted double glazed window to side. Kitchen comprising double drainer stainless steel sink unit, range of base and wall mounted storage units, built-in range style cooker, plumbing for washing machine, tiled splash backs.

First Floor Landing

Double glazed window to side, hatch to loft space.

Bedroom One

13' 3" x 8' 11" (4.04m x 2.72m)
Double glazed window to front, radiator.

Bedroom Two

11' 3" x 8' 10" max (3.43m x 2.69m max) Double glazed window to rear, radiator.

Bedroom Three

6' 1" x 6' (1.85m x 1.83m) Double glazed window to front, radiator, built-in airing cupboard.

Shower Room

Frosted double glazed window to rear, wall mounted wash hand basin, low level WC, built-in shower and screen, wall mounted heated towel rail, tiled splash backs, extractor fan.

Outside Front Garden

Open plan, mainly laid to lawn, flower and shrub borders.

Rear Garden

Enclosed, paved patio area, raised flower and shrub beds, side pedestrian access.

Parking

Parking for two vehicles.





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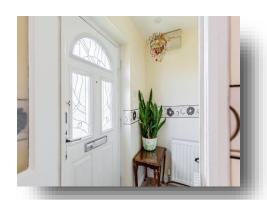
- Extended three bedroom detached
- Well presented
- Cul-de-sac position
- Two reception rooms
- Cloakroom

Tenure: Freehold EPC Rating: C

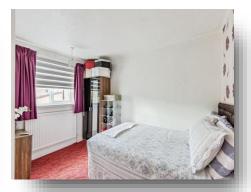
Council Tax Band: C

offers over

£280,000









postcode not the actual property

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Property Ref: WBR113318 - 0003 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 quidance 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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