







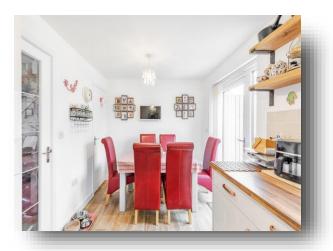


welcome to

Knollys Meadow, Wellingborough

A beautifully presented three bedroom semi detached on the sought after Glenvale development. Fronting on to open green, with landscaped rear garden and block paved drive for two vehicles. Viewing recommended to appreciate the size of accommodation and presentation.













Storm Porch

Entrance Hall

Part frosted double glazed door to front, wood laminate flooring, radiator.

Cloakroom

Frosted double glazed window to front. Suite comprising pedestal wash hand basin, low level WC, radiator, tiled splash backs, wall mounted fuse box.

Lounge

16' 2" x 13' 3" (4.93m x 4.04m)

Double glazed window to front, stairs rising to first floor landing, wood laminate flooring, radiator.

Kitchen/Breakfast Room

15' 10" x 8' 3" (4.83m x 2.51m)

Double glazed window to rear. Kitchen comprising one and a half bowl single drainer sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor hood, built-in dishwasher and fridge/freezer, built-in under stairs storage cupboard, tiled splash backs, wall mounted boiler, radiator.

First Floor Landing

Hatch to loft, built-in storage cupboard.

Bedroom One

12' 7" \times 8' 10" ($3.84m \times 2.69m$) Double glazed window to front, built-in wardrobes, storage cupboard.

En-Suite

Frosted double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin, tiled splash backs, radiator, extractor fan.

Bedroom Two

9' 7" x 8' 3" (2.92m x 2.51m) Double glazed window to rear, radiator.

Bedroom Three

8' 3" x 6' 2" (2.51m x 1.88m) Double glazed window to rear, radiator.

Bathroom

Comprising panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash backs, extractor fan.

Outside Front Garden

Block paved, side pedestrian access, floral beds.

Rear Garden

Enclosed by timber fencing, side pedestrian access, paved patio area, lawned area, flower and shrub borders, garden shed, outside tap, power.





welcome to

Knollys Meadow, Wellingborough

- Three bedroom semi detached
- Beautifully presented
- Approx. three years old
- En-suite and cloakroom
- Fronting onto open green

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WBR113976 - 0002 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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