









welcome to

Knollys Meadow, Wellingborough

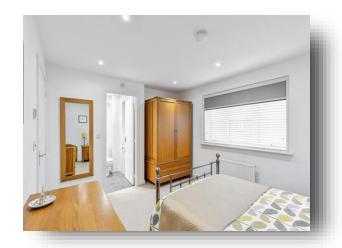
Situated in the highly sought after Glenvale Park development, this generous and beautifully presented three bedroom family home. Boasting cloakroom, utility room and en-suite to master to name but a few of the many attributes this property has to offer. An internal inspection is recommended.













Storm Porch

Entrance Hall

Part frosted double glazed door to front and window to side, stairs rising to first floor landing, wood laminate flooring, radiator, built-in understairs storage cupboard.

Cloakroom

Pedestal wash hand basin, low level WC, ceiling lights, extractor fan.

Lounge

12' 8" x 11' 6" (3.86m x 3.51m)

Double glazed windows to front and side, wood laminate flooring, radiator.

Kitchen/Breakfast Room

18' x 9' 2" (5.49m x 2.79m)

Double glazed French doors and window to rear. Kitchen comprising one and a half bowl stainless steel sink unit inset to work surface, radiator, base and wall storage units, built-in oven, hob and extractor, fridge/freezer, ceiling lights, wood laminate flooring.

Utility Room

5' 9" x 5' 7" (1.75m x 1.70m)

Frosted double glazed window to side, base and wall storage units, plumbing for washing machine, work surface, radiator.

First Floor Landing

Frosted double glazed window to side, hatch to loft space, two built-in storage cupboards.

Bedroom One

12' 10" \times 10' 6" plus recess ($3.91 \text{m} \times 3.20 \text{m}$ plus recess) Double glazed window to front, ceiling lighting, radiator.

En-Suite

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

Bedroom Two

9' 4" x 9' 3" (2.84m x 2.82m) Double glazed window to rear, radiator.

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m) Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to side. Suite comprising panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, tiled splash backs, ceiling lights.

Outside Rear Garden

Generous garden enclosed by timber fencing and brick walling, paved patio area, steps leading to second paved patio, block paved path leading to covered pergola, various raised floral beds, side pedestrian gate.

Garage

Part converted. Up and over door to front, eaves storage space, double glazed door and window to side. 12' x 9'8 Built-in storage units and bar, skylight, electric heater, hatch to boarded loft with light and power.





welcome to

Knollys Meadow, Wellingborough

- Detached three bedroom family home
- Generous accommodation
- Beautifully presented throughout
- · Highly sought after Glenvale Park development
- Cloakroom and en-suite to master bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WBR114022 - 0004 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.





01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.