



**Knollys Meadow, Wellingborough NN8 6DW**

**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" x 10' 6" plus recess ( 3.91m x 3.20m 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.



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## **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

offers in excess of

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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