



22 Knuston Spinney
Wellingborough, NN29 7ES



Simpson & Weekley

Located in the Northamptonshire hamlet of Knuston, set back down a private road is this impressive four bedroom home backing onto open fields. The property has been sympathetically modernised throughout over recent years whilst retaining some character features. There is a welcoming, light and airy entrance hall with a stained glass front door, ground floor shower room, cosy bay fronted living room, a dining room open plan to a modern fitted kitchen with adjoining utility room. The landing provides doors to all principle first floor rooms to include a family bathroom and four double bedrooms. Externally the front garden comes with a good degree of privacy and provides parking for several cars whilst the established rear garden backs onto open fields, is mainly laid to lawn and comes with a paved patio and timber shed. Situated in the parish of Irchester - a village with a Co-op and award winning country park, the nearby larger towns of Rushden and Wellingborough provide a wealth of conveniences, to include the Rushden Lakes retail and leisure complex and the mainline train station in Wellingborough where a direct train can get you into London St Pancras within an hours journey. A family home in a sought after location that still offers the space and potential to increase the accommodation further via an extension (stpp being obtained). EPC Rating Ordered, Council Tax Band D

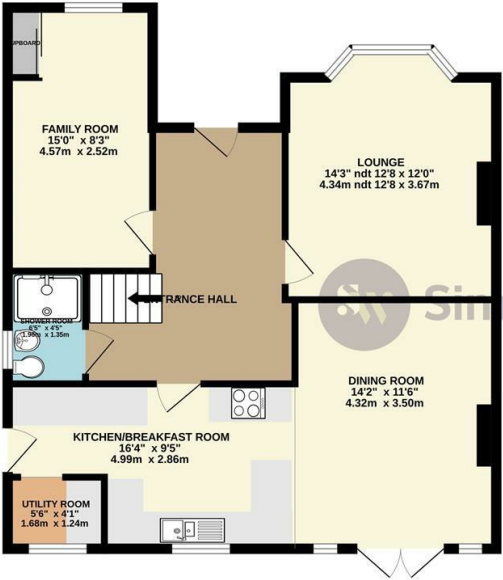


Offers In Excess Of £475,000

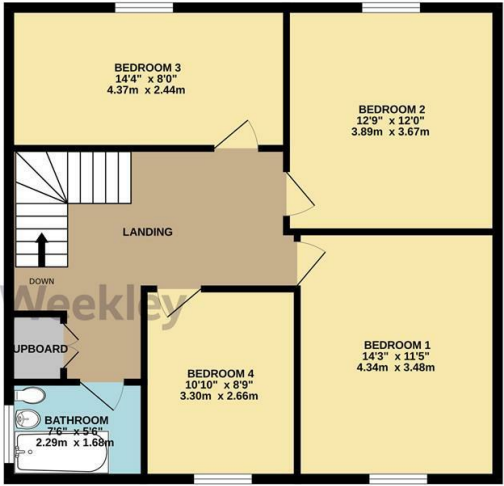


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GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

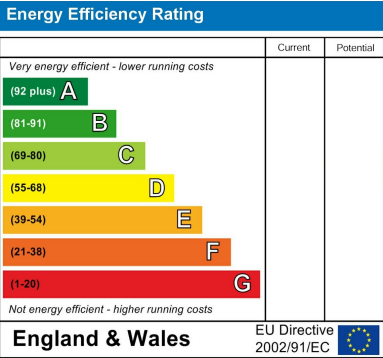


1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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