



Well presented detached family home, the property boasts lounge, dining room, kitchen breakfast room, integrated appliances, downstairs WC. Three bedrooms, family bathroom. Low maintenance front garden, good size enclosed rear garden. this property is well positioned with a vast array of local amenities nearby. Internal viewing highly recommended to appreciate this property. Available December 2025.

This superbly finished family home is situated within a great location in Wellingborough. Local schools and train station nearby, with easy access to central London. A five minute drive from the property takes you to leading supermarkets including Morrisons, Sainsbury's, Tesco, LIDL, Iceland and M&S Simply Food. Rushden Lakes, a premium retail destination is just a 10-15 minute drive.

### Entrance Hall

Providing access to all ground floor accommodation with the main entrance door to the side aspects. Radiator. Wood laminate flooring. Under stair storage cupboard. Central heating thermostat. Stairs rising to the first floor accommodation.

### Lounge

A large front aspect room with a feature walk in bay window to the front aspect and a further double glazed window to the front. Feature fire surround with a coal affect gas fire. Two radiators. TV point. Fitted carpet.



### Dining Room

Wood laminate flooring. Radiator. Storage cupboard and shelving.



### Kitchen/Breakfast Room

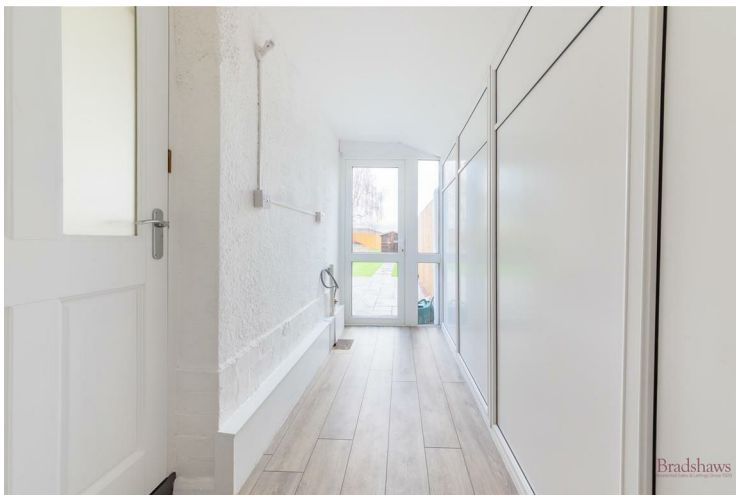
A delightful rear aspect space that provides the perfect space to relax, entertain and enjoy. Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Larder cupboards. 1 and 1/2 drainer sink unit. Integrated oven and electric hob with an

extractor hood over. Fridge/freezer. Breakfast bar. Feature vertical radiator. Large skylight. Double glazed window to the rear aspect. Double glazed door to the rear garden. Double glazed door leading to:



### Rear Hall

Double glazed door and window to the rear. Space and plumbing for a washing machine. Wood laminate flooring.



### Ground Floor W/C

Fitted to comprise a close coupled w/c. Pedestal wash hand basin. Wood effect vinyl flooring. Electric radiator. Double glazed window to the front aspect.

### First Floor Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Fitted carpet. Radiator.

### Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet.



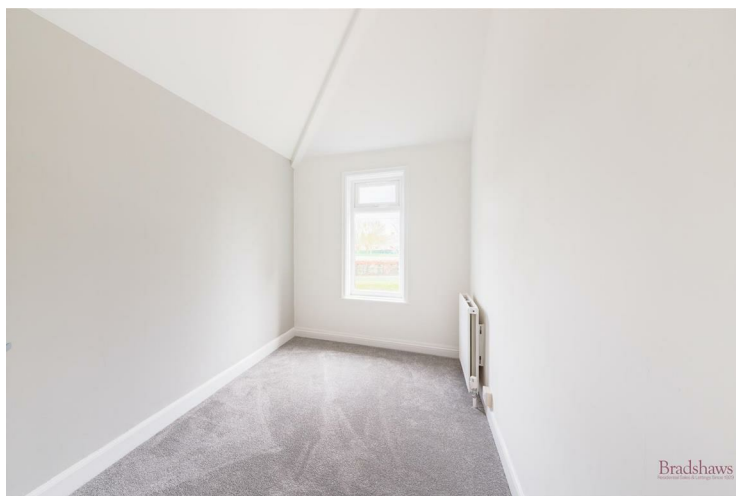
### Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Airing cupboard housing the wall mounted gas boiler.



### Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet.



### Family Bathroom

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Bath with shower over. Wood laminate flooring. Part-tiled walls. Double glazed window to the rear aspect. Heated towel rail.



### First Floor W/C

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Wood laminate flooring. Fully tiled walls. Double glazed window to the side aspect.

### To The Front

A walled low maintenance front garden with brick retaining wall, an area laid to shingle and a pathway leading to the front door. There is an area nearby offering off road parking.

### Rear Garden

A well presented and recently landscaped rear garden which is laid mostly to lawn. Boundary fencing. Mature trees. Patio area adjacent to the immediate rear of the property.



### Viewing

By appointment through Bradshaws.

### Referencing

All tenancies are subject to satisfactory referencing.

### Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be

relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

