



HARWOODS

Chartered Surveyors & Estate Agents



54 Nest Lane, Wellingborough
NN8 4AU

£395,000

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk



54 Nest Lane, Wellingborough, NN8 4AU

An increasingly rare opportunity to acquire a detached property on a substantial private plot with potential for extension or redevelopment (subject to gaining all necessary consents). The house dates from approximately 1930 and occupies a plot that extends in total to around 0.416 acre (0.168 hectare).

The house features a rear extension that runs the width of the property and enjoys the lovely back drop of the established garden grounds, with a variety of trees, plants that gives a lovely Countryside feel to a property that is nestled within the town. The property is situated to the North East of the town and is approximately a mile from both the town centre and train station (providing a service to London St Pancras in around 50 minutes).

The house itself offers lots of space and would be ideal for a growing family. The accommodation comprises (to the ground floor) of a good size 'through hallway', good size front living room with bay window, family room that opens onto the dining room extension, square kitchen offering plenty of work top space and a smartly fitted shower room with WC. Upstairs there are 3 well proportioned bedrooms (2 doubles and a single) along with a modern, refitted bathroom suite. The house is sold with no upward chain and a viewing is recommended to see all that is on offer.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Spacious 'through' hallway featuring fitted carpet, radiator, stairs rising to the first floor, understairs storage cupboard, doors to the living room, dining room, kitchen and downstairs shower room/cloak room.

Living Room

11'3" max x 10'11" (3.43m max x 3.33m)

Lovely size front room featuring fitted carpet, bayfronted double glazed window, radiator, feature fire place with tiled hearth and surround.

Family Room

10'6" x 10'10" (3.20m x 3.30m)

Fitted carpet, radiator, fire place with brick surround, period storage cupboard, opening to the dining room extension.

Dining Room

Forming part of the extension, the room enjoys the lovely back drop of the extensive garden and features fitted carpet, radiator, door to kitchen, sliding double glazed patio door to the back garden.

Kitchen

11'7" x 11'1" (3.53m x 3.38m)

Fitted kitchen offering plenty of work top space, base and wall mounted cupboards, gas hob, sink and drainer, tiled splash backs, double glazed window to the rear, plumbing for washing machine or dishwasher, tiled flooring, double glazed door to the back garden.

Cloakroom/ Shower Room

Modern, refitted shower suite that features a shower, WC, and wash hand basin. Splash backs & double glaze window to the side.

First Floor Landing

Doors to all room, loft hatch and fitted carpet.

Bedroom 1

11'3" x 12'6" (3.43m x 3.81m)

Fitted carpet, radiator, double glazed bay fronted window, built in wardrobes.

Bedrom 2

10'8" x 10'1" (3.25m x 3.07m)

Fitted carpet, double glazed window, radiator, period cupboard and fire place.

Bedroom 3

7'9" x 8'8" (2.36m x 2.64m)

Fitted carpet, radiator, double glazed window to the rear.

Bathroom

Smartly refitted bathroom suite featuring a panelled bath, WC, wash hand basin with vanity cupboard under, double glazed window to the rear, tiled splash back. .

Front Garden & Garage

Deep front garden mainly laid to lawn but featuring a good size driveway that runs to the side of the house/garden that provides off road parking for 2-3 vehicles. Gated side access to the back garden. Brick built garage with metal up and over door. The garage has power and lighting along with a door leading to the rear garden.

Back Garden

A real feature of the house is the grounds that it occupies. The rear garden is well established and beautifully scapped, measuring approximately 370ft in length and offers a good degree of privacy. The garden has a number of tree's, shrubs and plants ,along with a long lawn garden that leads down to a spinney area. The garden is ideal for green figured buyer or growing family and offers plenty of potential.

Council Tax

North Northamptonshire Council. Band D rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.



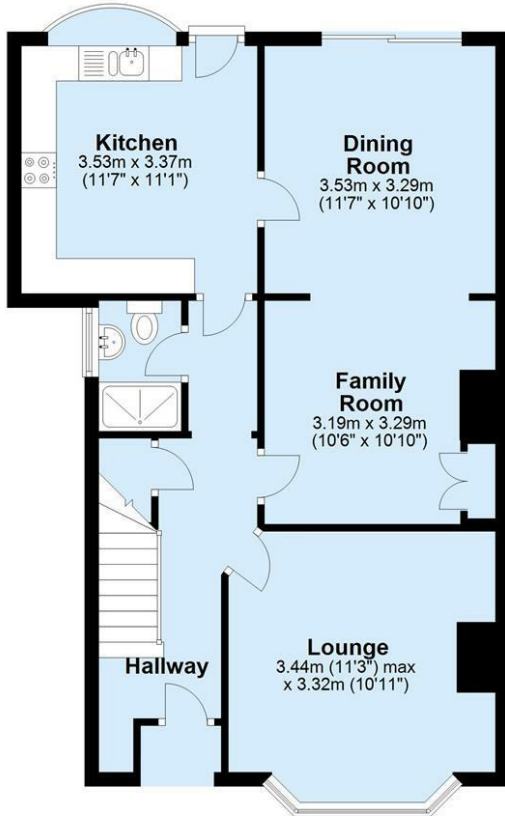


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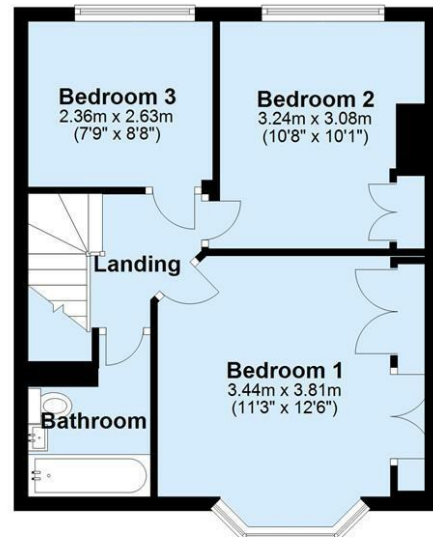
Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 101.7 sq. metres (1095.0 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		