



HARWOODS

Chartered Surveyors & Estate Agents



19 The Downs, Wellingborough
Northamptonshire NN9 5YP

Offers Invited £450,000 Freehold

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19 The Downs, Wellingborough, Northamptonshire NN9 5YP

If you need a spacious family house and are happy to do some improvement work then this house has lots of potential and is well worth viewing. It is also available with no chain.

The property has been extended in the past and now offers 4 reception rooms, kitchen, utility room, ground floor cloaks/shower room, 4 bedrooms and a dressing room. The main bedroom has an unfinished en suite, bedroom two has an en suite and there is also a family bathroom. The house has UPVC double-glazing and gas radiator central heating.

There is a double garage that is currently panelled and used for a sauna & hot tub space (we treat it as a double garage) and also a further attached single garage. Ample parking space, front and rear gardens.

The house is situated in the sought after Redhill Grange area of Wellingborough which is to the north of the town and is an ideal location for access to the A14 and A45. A regular rail service operates from Wellingborough station into London St Pancras with a journey time of around 55 minutes.

Viewing recommended and with some work this could be a stunning house. We hold keys.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Enclosed Porch

Solid UPVC double entrance doors with UPVC double glazed panels flanking. Fully glazed timber inner door with matching glazed side screens.

Entrance Hall

Radiator, ceiling coving, dado panelling, timber clad ceiling & staircase rising to 1st floor landing.

Cloaks/Shower Room

WC, wash basin and shower. Dado panelling, radiator, timber clad ceiling and UPVC double glazed window to the side.

Lounge

19'6" x 12'0" (5.94m x 3.66m)

Two radiators, ceiling coving, timber clad ceiling, fireplace, UPVC double glazed window to the front, double glazed patio door to the rear garden, twin arch opening leading to sitting room.

Sitting Room

25'3" x 8'4" (7.70m x 2.54m)

Timber panelled walls, timber clad ceiling, two radiators, UPVC double glazed windows to the front and rear, UPVC double glazed French doors opening to the rear garden.

Dining Room

11'1" x 7'10" (3.38m x 2.39m)

Radiator, dado rail, ceiling coving, timber clad ceiling, folding doors interconnecting to lounge, double glazed window to the rear.

Study

12'2" x 8'3" (3.71m x 2.51m)

Radiator, timber clad ceiling, ceiling coving, dado rail and UPVC double glazed box bay window to the front with deep window sill.

Kitchen

11'1" x 10'6" (3.38m x 3.20m)

Range of wood faced units, 1.5 bowl sink, work-surface areas, radiator, UPVC double glazed window to the rear, door to utility room and fully glazed door to side lobby. Oven, hob and filter hood (working condition of all appliances is unknown).

Utility Room

8'1" x 7'5" (2.46m x 2.26m)

Single drainer stainless steel sink with base cupboard under. Further tall shelved cupboard, gas central heating boiler and UPVC double sized window to the side.

Side Lobby

UPVC double glazed doors to both the front and rear gardens. Personnel door leading to double garage.

First Floor Landing

Radiator, ceiling coving, loft access, airing cupboard with water cylinder, UPVC double glazed window to the side at half landing height.

Dressing Room

12'0" max x 8'7" max (3.66m max x 2.62m max)

Fitted wardrobes and further fitted bedroom storage. Radiator, UPVC double glazed window to the front and doorway leading to bedroom one.

Bedroom 1

25'3" x 8'4" (7.70m x 2.54m)

Two radiators, timber panelled walls, part vaulted timber clad ceiling, UPVC double glazed windows to the front and side. Corner bath, shower, bidet and WC.

Bedroom 2

11'1" x 11'4" (3.38m x 3.45m)

Fitted wardrobes and bedroom storage. Radiator and UPVC double glazed window to the rear. Door leading to ensuite.

En Suite Shower Room

WC, vanity wash basin and shower. Radiator and UPVC double glazed window to the side.

Bedroom 3

12'2" x 10'9" (3.71m x 3.28m)

Radiator, ceiling coving and UPVC double glazed windows to the rear.

Bedroom 4

8'1" x 7'2" (2.46m x 2.18m)

Fitted single bed base, fitted wardrobe and bedroom storage. Radiator and UPVC double glazed window to the rear.

Bathroom

WC, vanity wash basin and panelled bath. Timber clad ceiling and UPVC double glazed window to the front.

Outside - Front

Front garden incorporating both Open Plan and enclosed areas both been laid to lawn. Off-road driveway provides parking in front of the garages.

Double Garage

17'0" x 17'4" (5.18m x 5.28m)

The double garage has been lined out with timber panelling and used for a sauna and hot tub room. A set of French doors open to the rear garden. The twins garage doors remain in situ although are currently covered internally by timber cladding. For the purposes of the sales particulars we consider this space to be a double garage. The existing sauna and hot tubs are included in the sale (working condition of all items is unknown).

Single Garage

16'6" x 8'9" (5.03m x 2.67m)

Fitted garage door.

Rear Garden

Good width rear garden with patio areas, lawn and established shrub borders.

Council Tax Band

North Northamptonshire Council. Council Tax Band E.

Referral Fees

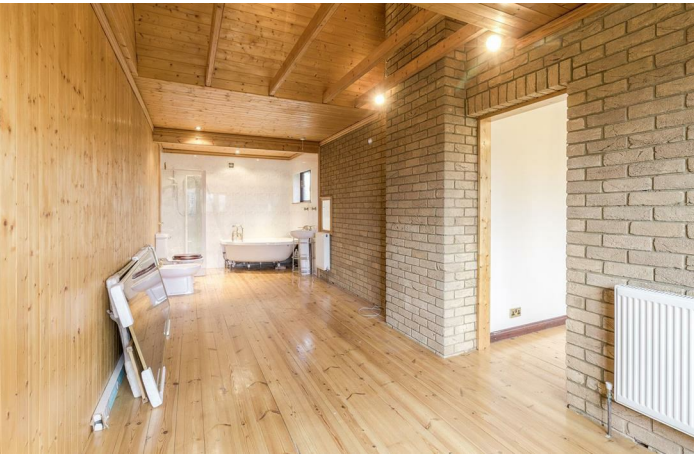
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Important Note

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.

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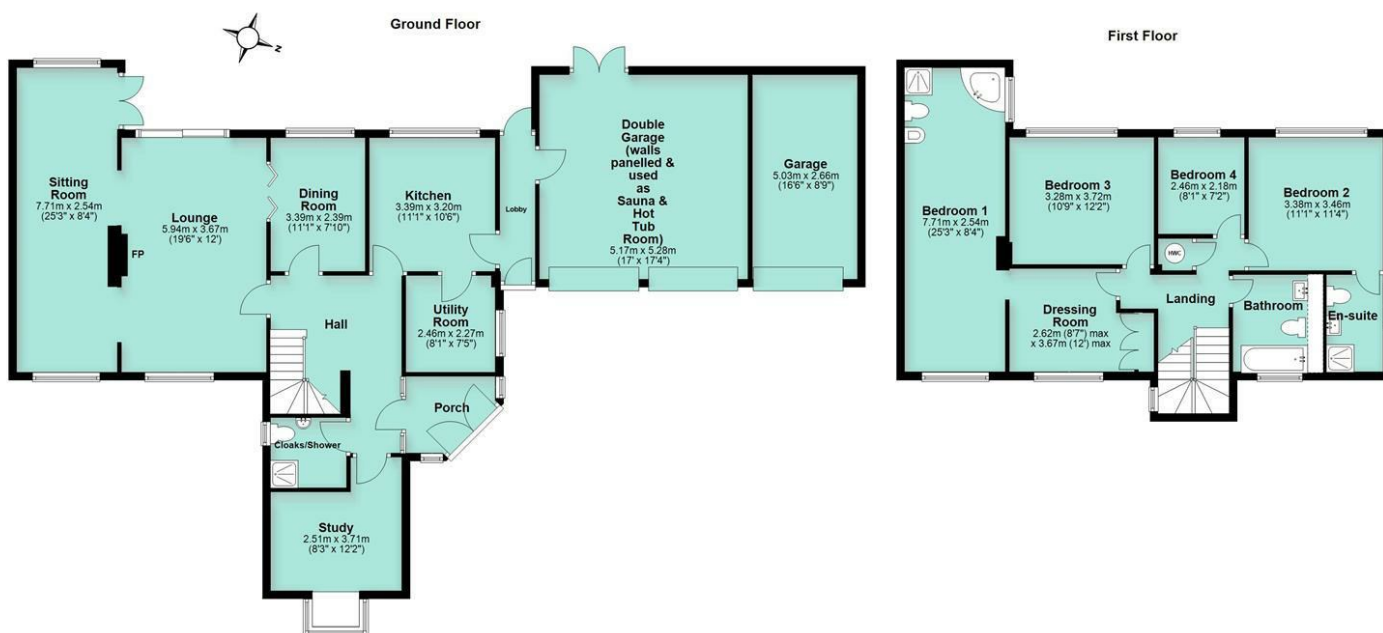
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Plan produced using PlanItUp.

