



# HARWOODS

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42 Park Road, Wellingborough, NN8 4PW

£395,000 - Freehold

## 42 Park Road, Wellingborough, NN8 4PW

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A beautifully presented, spacious bay fronted 4 bedroom Victorian period property arranged over 3 floors located in the heart of the town centre, conveniently placed for shops, schools and Wellingborough Railway Station (providing a service to London St Pancras in approximately 50 minutes).

The house is situated on a lovely plot with a good size, attractively landscaped garden that envelopes the side and rear of the house which features lawn, decked and a smart patio area that is ideal for entertaining. The house has the unusual feature of having off road parking for 3-4 cars along with a large timber garage measuring 15'8" x 17'6" with additional workshop at the rear.

Internally the house offers spacious and versatile accommodation with a bright front living room featuring a bay window and wood burner, good size separate dining room looking onto the garden, open plan kitchen breakfast room and a utility room which incorporates the cloak room. Upstairs there a 4 double bedrooms with an ensuite shower room to the master and a refitted family bathroom.

Houses of this style are increasingly rarer to find and a viewing is recommended to appreciate all the property has to offer.



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### The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Porch and 'Through' Hallway

Approaching the property from the front, entrance porch with wooden double doors leading to period hard wood door. The hallway is light and spacious, featuring laminate floor, period arch and detailing, radiator, doors to the lounge, dining room and kitchen. Wide stair case leading to the first floor. Additional stair case leading down to the cellar.

### Living Room

11'5" x 13'4" (3.48m x 4.06m)

Tastefully presented front room with a bay sash windows allowing lots of light into the room. Laminate flooring, fire place with inset wood burning stove, tiled hearth, radiator, ceiling coving, period doors opening to the dining room.

### Dining Room

11'4" x 11'11" (3.45m x 3.63m)

Lovely size reception room featuring rear projecting bay with double doors opening onto the back garden. Fitted carpet, radiator and ceiling coving.

### Breakfast Room

10'8" x 8'8" (3.25m x 2.64m)

Opening onto the kitchen a bright a spacious room with side bay windows, laminate flooring, period inbuilt storage cupboards, feature fire place and radiator. Archway to the kitchen.

### Kitchen

10'4" x 7'11" (3.15m x 2.41m)

Smartly refitted kitchen featuring base and wall mounted cupboards, ceramic sink and drainer, tiled splash backs, inbuilt cooker and hob, chimney style cooker hood, laminate flooring, Door to the utility room.

### Utility Area & WC

Good size room with work tops, plumbing for a washing machine, windows to the side and rear, door to the WC and side door leading to the back garden.

### Cellar

Steps leading down to the cellar from the hallway. The cellar comprises of 2 rooms, one being a smaller store room whilst the larger has power and lighting.

### First Floor Landing

Doors to all first floor rooms, fitted carpet. Stairs rising to the second floor.

### Bedroom 1

13'0" x 11'11" (3.96m x 3.63m)

Bright a spacious master bedroom featuring sash bay windows and window seat, stripped wood floor, radiator, built in wardrobes, ceiling coving door to the ensuite.

### Ensuite Shower Room

Shower cubicle with Perspex splash backs, ceramic sink with vanity cupboard, tiled splash backs, extractor fan, sash window.

### Bedroom 2

11'11" x 11'4" (3.63m x 3.45m)

Good size double bedroom featuring laminate flooring, radiator, picture rail and sash window.

### Bedroom 3

9'4" x 11'0" (2.84m x 3.35m)

Lovely sized 3rd room featuring laminate flooring, fitted wardrobe, radiator and sash window.

### Bathroom

Modern suite comprising of a bath with shower over, WC, wash hand basin with vanity unit, towel rail, timber framed window and extractor fan.

### 2nd Floor Landing

Carpeted stairs and landing. Useful cupboard space into the eaves, door to the top floor bedroom.

### Bedroom 4

10'6" x 12'2" (3.20m x 3.71m)

Versatile guest bedroom that could equally be used as a home office featuring stripped wood flooring, double glazed window and fire place.

### Front Garden

Low walled garden with wrought iron gate leading into a small courtyard garden which is mainly paved. Additional gate leading to the rear garden,.

### Rear Garden

Beautifully tended and colourful back garden that features an array of plants, shrubs and trees. The garden enjoys lawned, decked and are a very smartly patio areas making it perfect for entertaining and whilst enjoying a prominent corner position within the town the garden does have a good degree of privacy. The garden has a paved pathway that runs around the perimeter leading up to a small allotment area which enjoys a sunny westerly facing. Door to the work shop and garage is also located at the top of the garden.

### Garage and Parking

15'8" x 17'6" (4.78m x 5.33m)

Parking for the property is located off of Upper Havelock Street and sides onto the rear garden. Gravelled driveway providing parking for 3-4 cars and leading to a large timber garage featuring power and lighting and useful workshop area to the rear.

### Council Tax

North Northamptonshire Council. Band B.

### Wanting to View?

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

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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.







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

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	