



# HARWOODS

Chartered Surveyors & Estate Agents



63 The Drive, Wellingborough  
NN8 2DD

£325,000

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## 63 The Drive, Wellingborough, NN8 2DD

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A beautifully presented 3 bedroom bay fronted semi-detached family home, that features a side and rear extension, that is located on the well regarded street of The Drive, being conveniently placed for shops, schools, Swanspool Gardens and Wellingborough Train Station (providing a service to London St Pancras in approximately 50 minutes).

Featuring UPVC double glazing and gas central heating; the accommodation comprises of a spacious hall way, front dining room, contemporary kitchen breakfast room with centre 'Island' unit, downstairs bathroom, attractive sitting room which opens onto a bright and airy lounge that looks onto the large rear garden. Upstairs there are 3 well proportioned bedrooms and a modern shower room.

Outside there is off road parking to the front of the house for 2-3 vehicles, whilst to the rear is a large, attractive and colourful garden that enjoys a sunny southerly facing.

The Drive is a lovely, versatile home that is ideal for a growing family and an early viewing recommended to avoid disappointment.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Entering the property from the front via a double glazed door, a spacious hallway featuring wood laminate flooring with doors off to the living room, kitchen breakfast room and dining room.

#### Sitting Room

11'5" x 11'11" (3.48m x 3.63m)

Lovely, snug sitting room that opens onto the lounge. The room has a nice feel to it with built in bookcase, feature fire place with inset wood burner, flag stone hearth, radiator, ceiling coving wood laminate flooring. Opening to the lounge.

#### Lounge

12'4" x 11'2" (3.76m x 3.40m)

A real feature of the house is the lounge extension that looks onto the garden. The room is very light featuring roof windows, UPVC double glaze windows to the side and rear, double glazed patio doors opening onto the garden, and laminate flooring.

#### Dining Room

10'8" x 12'6" (not into bay) (3.25m x 3.81m (not into bay))

Versatile front reception room currently used as a dining room. Bay fronted double glazed window, feature fire place, fitted carpet and ceiling coving.

#### Kitchen Breakfast Room

8'8" x 15'8" (2.64m x 4.78m)

Smartly refitted kitchen featuring base and wall mounted cupboards and an 'Island' breakfast bar. Tile splash backs, ceramic sink, integrated oven and ceramic hob, cooker hood, plumbing for a dishwasher and washing machine, double glazed window to the front and double glazed patio doors opening on to the back garden. The kitchen is a lovely size, having been extended to the side making it bright and spacious.

#### Downstairs Bathroom

Modern, tiled suite featuring a bath with shower over, WC, wash hand basin, towel rail and extractor fan.

#### Landing

Doors to all rooms, loft hatch, double glazed window to the side.

#### Bedroom 1

10'9" x 12'5" (3.28m x 3.78m)

Good size front bedroom featuring UPVC double glazing, laminate flooring, radiator and ceiling coving.

#### Bedroom 2

10'2" x 11'11" (3.10m x 3.63m)

Lovely size second bedroom that overlooks the rear garden. Featuring laminate flooring, UPVC double glazed window and radiator.

#### Bedroom 3

7'0" x 8'8" (2.13m x 2.64m)

Good size single room featuring laminate flooring, UPVC double glazed window and radiator.

#### Shower Room

Modern, refitted suite featuring corner shower cubicle, laminate flooring, double glazed window to the front, WC and wash hand basin.

#### Front Garden

Gravelled front area providing parking for 2-3 cars, gated access to the side leading to the back garden.

#### Rear Garden

An attractive and established large back garden that enjoys sunny southerly facing and offers a good degree of privacy given its size. Featuring a paved patio area running across the width of the house, steps leading down to a long lawn that widens at the bottom. The garden has a timber shed and green house, an array of trees, plants and shrubs with flower beds running down both sides of the lawn adding lots of colour. Such gardens are increasingly rare to find and would be ideal for a growing family or equally a green fingered gardener.

#### Council Tax

North Northamptonshire. Band is currently a B rating but is subject to an Improvement Indicator.

#### 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.

#### 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.

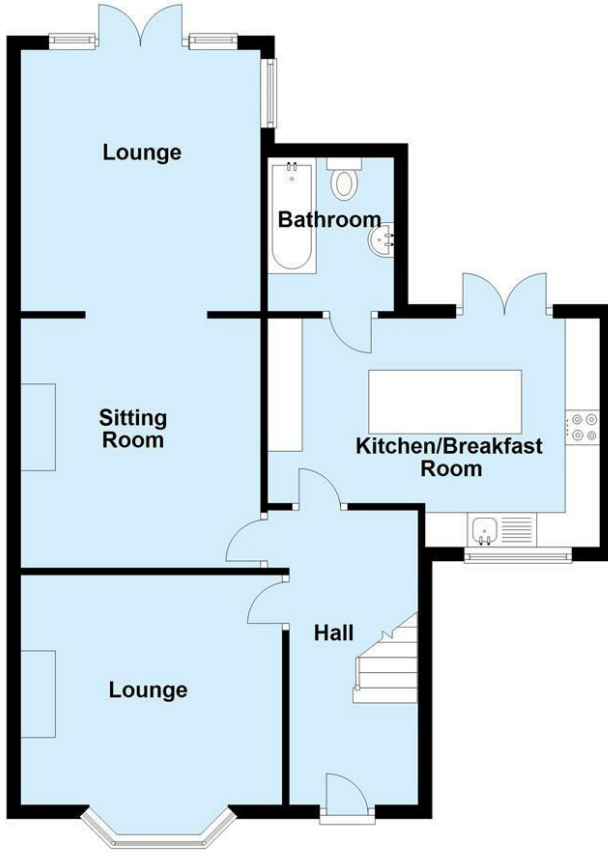
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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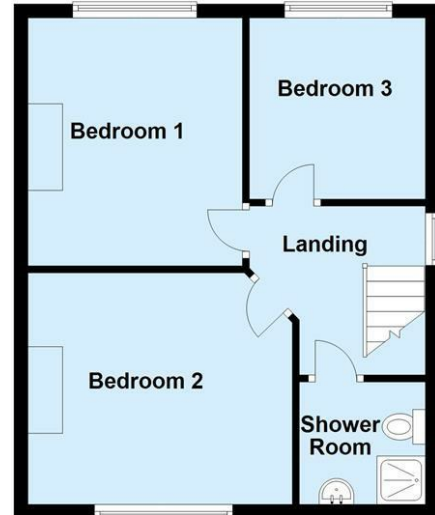




### Ground Floor



### First Floor



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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			
<b>England &amp; Wales</b>		67	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		