



# HARWOODS

Chartered Surveyors & Estate Agents



81 Fallowfield, Wellingborough  
NN9 5YY

£310,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

Residential Sales

T : 01933 278591  
E : [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk)

Residential Lettings

T : 01933 221616  
E : [lettings@harwoodsproperty.co.uk](mailto:lettings@harwoodsproperty.co.uk)



## 81 Fallowfield, Wellingborough, NN9 5YY

---

An established and much improved detached chalet-style family property situated in a sought after cul de sac location within the Redhill Grange area of Wellingborough which is towards the northern outskirts of the town.

This well presented house offers gas radiator central heating, UPVC replacement double glazing, UPVC double-glazed conservatory, refitted kitchen, ample parking, longer than average single garage and lovely well stocked garden.

The accommodation includes entrance hall, guest cloakroom/WC, lounge, separate dining room, conservatory, refitted kitchen, landing, 3 bedrooms and bathroom.

Early viewing is advisable.

---

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double-glazed front door with UPVC double-glazed side panels flanking. Radiator, stairs to 1st floor, doors off to:

#### Cloakroom/WC

Toilet and washbasin. Part tiled walls, radiator, tiled floor, ceiling coving & UPVC double-glazed window to the side.

#### Lounge

18'3" x 12'6" (5.56m x 3.81m)

Feature brickwork, tiled hearth and gas fire. Two radiators. UPVC double-glazed windows to the front and side elevations.

#### Dining Room

10'11" x 8'11" (3.33m x 2.72m)

Radiator, picture rail, ceiling coving, UPVC double-glazed doors to the conservatory and archway to kitchen.

#### Conservatory

10'2" x 8'3" (3.10m x 2.51m)

Double radiator. UPVC double-glazed construction with vaulted polycarbonate roof. UPVC double-glazed French doors to the garden.

#### Kitchen

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

Refitted in recent years to include single drainer ceramic sink, base cupboards, base drawers, wall units and ample work-surfaces. Appliances to include stainless steel gas hob, filter hood, electric oven, integrated dishwasher and integrated washing machine. Ceiling coving, tiled floor, under-stairs cupboard, kick-space heater, UPVC double-glazed window to the rear and UPVC double-glazed door to the garden.

#### First Floor Landing

Ceiling coving, loft access, radiator, dado rail and doors off to:

#### Bedroom 1

15'6" x 9'0" part restricted head-height (4.72m x 2.74m part restricted head-height)

Radiator, ceiling coving, double built-in wardrobe, airing cupboard containing Ideal gas central heating boiler, low level storage units and UPVC double-glazed window to the rear.

#### Bedroom 2

12'6" x 11'0" part restricted head height (3.81m x 3.35m part restricted head height)

Radiator, over-stairs storage cupboard, ceiling coving and UPVC double-glazed window to the front.

**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.

---

#### Bedroom 3

8'11" min x 10'9" part restricted head-height (2.72m min x 3.28m part restricted head-height)

Radiator, ceiling coving and UPVC double-glazed window to the front.

#### Bathroom

White suite comprising toilet, washbasin and bath (shower over bath). Tiled walls, radiator, ceiling coving and UPVC double-glazed window to the side.

#### Front Garden

Lawn and shrubs. Block paved driveway with space for 2 to 3 cars.

#### Garage

22'9" x 7'6" min 9'10" max (6.93m x 2.29m min 3.00m max)

Garage door to front. Rear UPVC double-glazed personnel door. UPVC double-glazed window to rear. Lighting and power sockets.

#### Rear Garden

A lovely garden with lawn, patio and extensively planted borders.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band C.

#### 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.

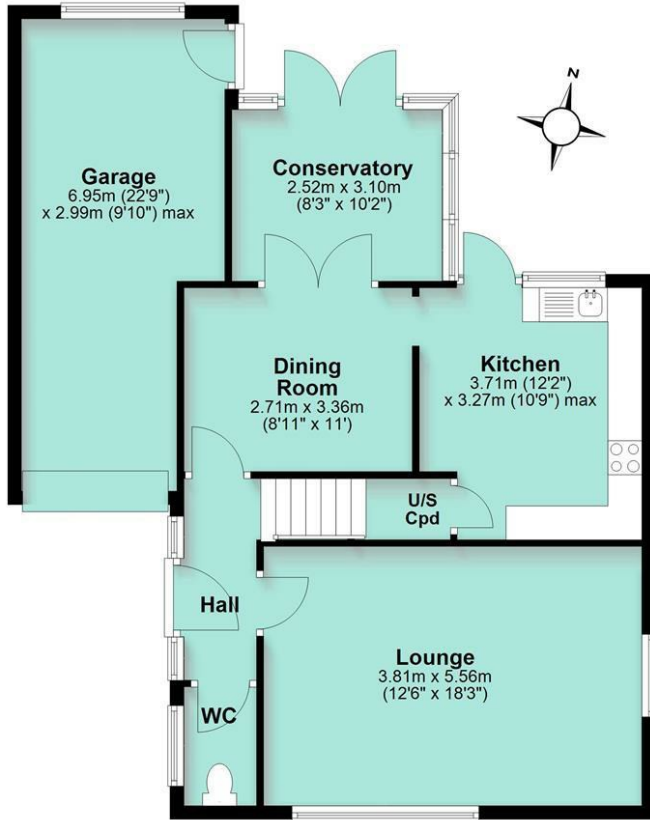




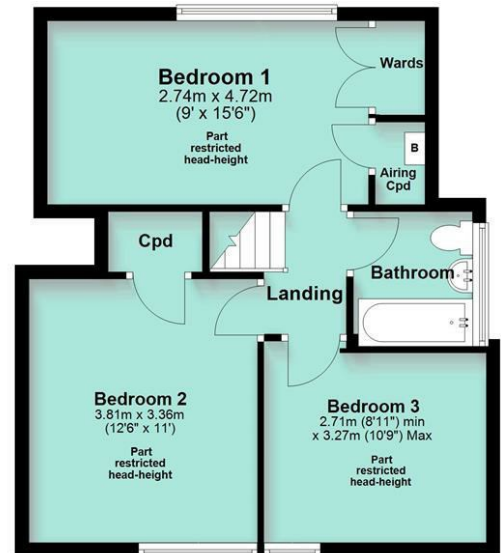
# HARWOODS

Chartered Surveyors & Estate Agents

## Ground Floor



## First Floor



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.

