



HARWOODS

Chartered Surveyors & Estate Agents



59 Doddington Road, Wellingborough
Northamptonshire NN8 2JH

£425,000 Freehold

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59 Doddington Road, Wellingborough, Northamptonshire NN8 2JH

A spacious and well presented extended 4 bedroom semi-detached property situated in a convenient position opposite Wrenn School and within a short walk of Swanspool Gardens and the town centre. The house is available with no chain and so would suit any buyer wanting to move with a minimum of delay. The house enjoys open aspects to both the front and rear.

The property has been extended and refurbished to create a very comfortable family home with lots of space. The extended accommodation now includes an entrance hall, cloakroom/wc, lounge, dining room, very spacious conservatory and a kitchen. To the 1st floor there are 4 bedrooms (3 generous doubles and a large single) together with a spacious bathroom equipped with both a bath and separate shower. A useful attic store room can be accessed via a retractable loft ladder which gives great storage.

There is off-road parking for two cars, a 15ft garage and a very large south-east aspect rear garden with lawn and patio. The garden adjoins the cemetery which provides a peaceful backdrop.

Wellingborough as a location is ideal for rail commuters with a journey time to London St Pancras of around 55 minutes from the town's railway station.

We expect this to be a popular listing and suggest an early viewing to avoid disappointment.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double-glazed front door, stairs rising to 1st floor, built-in coat cupboard with electricity meter/consumer unit, radiator, central heating thermostat and doors off to cloakroom/WC, dining room and kitchen.

Cloakroom/WC

Close-coupled WC and corner washbasin.

Dining Room

11'8" x 10'6" (3.56m x 3.20m)

Radiator, UPVC double-glazed folding doors to conservatory and a wide knock-through opening leading to lounge.

Lounge

13'2" x 11'5" plus bay (4.01m x 3.48m plus bay)

Coal effect gas fire and surround, radiator and UPVC double-glazed bay window to the front.

Conservatory

18'8" max x 14'9" max (5.69m max x 4.50m max)

A spacious conservatory with vaulted double-glazed roof with opening roof vents. UPVC double-glazed windows, double and single double-glazed doors opening to the garden.

Kitchen

8'11" x 7'5" plus 8'8" x 7'9" (2.72m x 2.26m plus 2.64m x 2.36m)

Base cupboards, base drawers, pull-out wicker storage baskets, wall cupboards, work-surface areas and 1.5 bowl sink. Gas hob, filter hood, electric oven, radiator, door to garage, UPVC double-glazed door to conservatory and further UPVC double-glazed door to the rear garden.

First Floor Landing

Retractable loft ladder to attic storage room. Doors to all bedrooms and bathroom.

Attic Storage Room

14'11" x 11'6" (4.55m x 3.51m)

Accessed via a retractable loft ladder. Velux double-glazed rear skylight. A useful room suitable for storage and not as habitable accommodation.

Bedroom 1

13'2" max x 11'6" (4.01m max x 3.51m)

Radiator and UPVC double-glazed bay window to the front with open outlook over school playing field opposite.

Bedroom 2

10'5" x 10'5" (3.18m x 3.18m)

Radiator, alcove wardrobe/storage and UPVC double-glazed window to the rear with open outlook.

Bedroom 3

15'8" max x 8'4" max (4.78m max x 2.54m max)

Radiator and UPVC double-glazed window to the rear with open outlook.

Bedroom 4

8'9" max x 8'0" max (2.67m max x 2.44m max)

Radiator and UPVC double-glazed window to the rear with open outlook.

Large Bathroom

14'1" max x 7'9" max (4.29m max x 2.36m max)

A very spacious bathroom with white suite comprising bath, separate shower, pedestal washbasin and close-coupled WC. Radiator, chrome towel radiator, extractor fan and two UPVC double-glazed windows to the front.

Front Garden

Tarmac frontage with parking for two cars.

Garage

15'0" x 8'3" (4.57m x 2.51m)

Retractable garage door to front, rear personnel door to kitchen, Ideal Independent gas central heating boiler, lighting and power sockets.

Rear Garden

A large rear garden with south-easterly aspect. Good sized paved patio and extensive lawn.

Council Tax Band

North Northamptonshire Council. Currently the Council Tax Band is C. The property has an improvement indicator which means that the property will be reassessment for council tax purposes upon sale. This may result in a change of banding.

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.

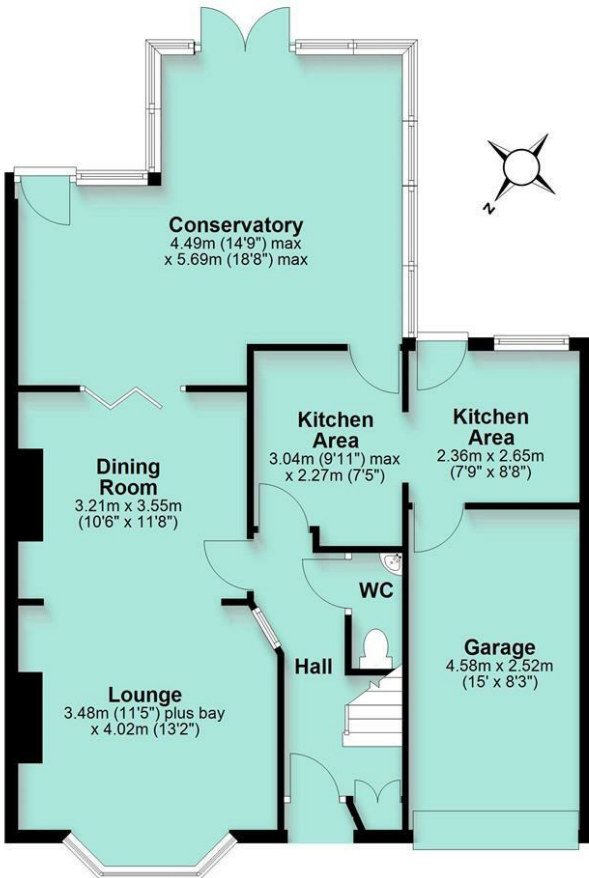
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

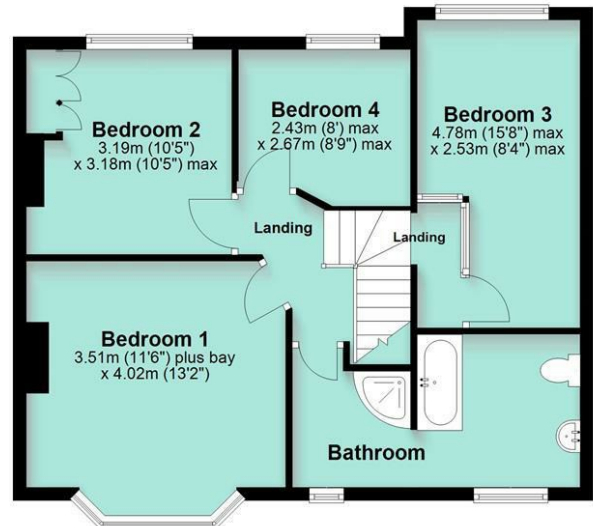




Ground Floor



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 | | | |
| England & Wales | | 58 | 81 |
| | EU Directive 2002/91/EC | | |

| 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 | | |