



HARWOODS

Chartered Surveyors & Estate Agents



23 Vicarage Farm Road, Wellingborough
NN8 5BY

£280,000

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23 Vicarage Farm Road, Wellingborough, NN8 5BY

For sale with no upward chain; a 1970s built 3 bedroom detached family house positioned to the west of the town on the popular Vicarage Farm Estate. The house is approximately 1 mile from Wellingborough town centre and is conveniently placed for shops, schools, Queens Medical Centre and Kilborn Park. Wellingborough Railway Station is approximately 2 miles from the house and provides a service to London St Pancras in around 50 minutes.

Featuring UPVC double glazing and gas radiator heating, the accommodation comprises of spacious entrance hall, cloakroom, galley style fitted kitchen, 'L' shaped lounge/dining room, versatile conservatory spanning the width of the house, 3 bedrooms (2 doubles and a single) and a family bathroom. Outside there is off road parking at the front of the house, whilst to the rear is a tiered garden that enjoys a sunny aspect.

Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Storm Porch & Entrance Hall

Approaching the house from the front, storm porch with double glazed door opening into a spacious hallway. Featuring laminate flooring, the hall has doors running off to the kitchen, lounge and cloakroom. Dog legged stair case rising to the first floor.

Cloakroom

WC, wash hand basin, radiator, double glazed window to the front.

Kitchen

8'3" x 9'7" (2.51m x 2.92m)

Fitted kitchen with base and wall mounted cupboards, pull out drawers, circular sink and drainer, work tops, splash backs, double glazed window to the front, integrated ceramic hob, oven, Viessmann boiler, plumbing for a washing machine and dishwasher, double glazed side door to leading to the front and back of the house.

Lounge Dining Room

14'10" x 18'5" (4.52m x 5.61m)

'L' shaped Lounge Dining Room featuring laminate flooring, double glazed window to the side and rear, radiator, double glazed patio doors to the conservatory.

Conservatory

7'10" x 18'5" (2.39m x 5.61m)

Spacious, versatile room featuring double glazed windows to the side and rear, patio doors to the garden.

First Floor Landing

Fitted carpet, double glazed window to the side, door to all rooms, cupboard and loft hatch.

Bedroom 1

12'1" x 9'5" (3.68m x 2.87m)

Laminate flooring, double glazed window to the front, radiator.

Bedroom 2

11'9" x 9'5" (3.58m x 2.87m)

Fitted carpet, radiator, double glazed window to the rear.

Bedroom 3

8'2" 9'0" (2.49m 2.74m)

Fitted carpet, door to storage cupboard, double glazed window to the rear and radiator.

Bathroom

Refitted suite comprising of WC, wash hand basin, bath with shower over, tiled splash backs, double glazed window to the front.

Front Garden

Deep front garden with lawn, paved pathway, and driveway running down the side of the property providing off road parking.

Back Garden

Split level garden which is partly paved for easy maintenance, raised decking,

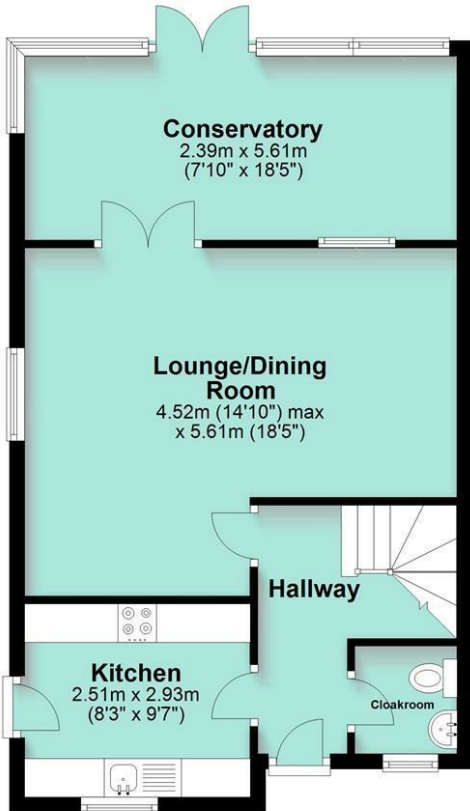
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

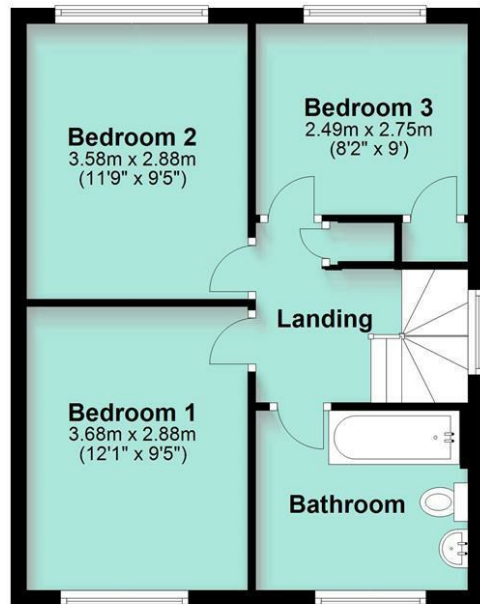




Ground Floor



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	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		