



HARWOODS

Chartered Surveyors & Estate Agents



7 Denford Way, Wellingborough
Northamptonshire NN8 5UB

£345,000 Freehold

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7 Denford Way, Wellingborough, Northamptonshire NN8 5UB

A beautifully presented 'Springfir' built 3 bedroom detached bungalow, located to the north of the town within the popular residential area of 'The Gleneagles' and conveniently placed for shops, park land and bus routes.

Featuring UPVC double glazing and gas central heating; the accommodation comprises of an entrance porch, spacious 'L' shaped lounge dining room, a smartly refitted kitchen, 3 bedrooms (2 double and a good size single) and a bathroom suite. Outside there is parking at the front of the house for 2 vehicles along with a single garage, whilst to the rear is a colourful, level garden that has a sunny westerly aspect.

Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

Double glazed door into the spacious porch, windows to the front and side. Inner door to the lounge dining room.

Lounge/Dining Room

21'05 reducing to 8'7 x 18'5 reducing to 7'10" (6.53m reducing to 2.62m x 5.61m reducing to 2.39m)

Bright and spacious open plan room featuring fitted carpet, feature fire place with electric fire, double glazed bay window, radiator, ceiling coving and doors to the kitchen and inner lobby.

Kitchen

8'7" x 10'0 (2.62m x 3.05m)

Fitted kitchen comprising of base and wall mounted cupboards, pull out drawers, steel sink and drainer, splash backs, work tops, cooker point, double glazed window to the side, double glazed door to the side leading to the garden. Tiled flooring and wall mounted consumer unit.

Inner Lobby

Doors to all rooms, loft hatch airing cupboard housing the hot water cylinder and 'Ideal' boiler.

Bedroom 1

10'11" x 11'7" (3.33m x 3.53m)

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

Bedroom 2

10'10" x 9'5" (3.30m x 2.87m)

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

Bedroom 3

Double glazed window to the side, radiator, fitted carpet and coving.

Bathroom

Bath with shower over, WC, wash hand basin with vanity unit, tiled and perspex splash backs, double glazed window to the side.

Garage

Power and lighting, metal up and over door.

Front Garden

Hardstanding driveway providing parking for a couple of vehicles, lawn garden, gated side access.

Rear Garden

Attractive, colourful garden enjoying a sunny facing and a good degree of privacy. The garden is mainly laid to lawn but also features a good size patio area. Door to the garage and pathway running down the side of the property leading to the front of the property.

Council Tax Banding

North Northamptonshire Council. Band D rating.

Wanting to View?

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

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.

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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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



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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		70	
	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		