



HARWOODS

Chartered Surveyors & Estate Agents



16 Vicarage Close, Wellingborough
NN8 5ES

£335,000 Freehold

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16 Vicarage Close, Wellingborough, NN8 5ES

Looking for a house with something extra?...this detached family house also has a studio annexe and so offers hugely versatile space which would be ideal for multi-generational living.

The main house offers a large hallway, cloakroom/utility, spacious lounge and good sized refitted kitchen/dining room on the ground floor. Upstairs there is a family bathroom, master bedroom with an en suite shower room and two further sensible sized bedrooms giving 3 bedrooms in the main house.

The separate annexe is all on the ground floor level and offers versatile space that can be used as a granny annexe, teenager suite, home office, guest accommodation, gym space or even a creative studio. The possibilities are endless.

The house is situated in a sought-after established residential area and is within easy reach of the town centre, park farm industrial estate and the main road networks. Wellingborough station has a regular train service to London St Pancras in around 55 minutes.

Viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door and side screen. Double radiator, ceiling coving, opening to inner hall and panelled door to:

WC/Utility Room

6'1" x 5'2" (1.85m x 1.57m)

White suite comprising close-coupled WC and washbasin. Space and plumbing for washing machine. Tall shelved storage unit.

Inner Hall

Double radiator, ceiling coving, storage cupboard with Worcester gas central heating boiler, stairs to 1st floor, panelled doors off to lounge and kitchen/diner.

Lounge

15'9" x 10'11" (4.80m x 3.33m)

Feature fire-surround (please note that the gas fire is disconnected), double radiator, ceiling coving and UPVC double-glazed window to the front.

Kitchen/Diner

15'9" x 12'2" (4.80m x 3.71m)

With a range of units to include base cupboards, wall cupboards and work-surface areas. Range of kitchen appliances to include range style cooker, filter canopy and integrated fridge/freezer. Single drainer stainless steel sink, tiled splash-areas, wood-effect laminate floor, radiator, ceiling coving and UPVC double-glazed French doors to the garden with UPVC double-glazed panels flanking.

First Floor Landing

Loft access, ceiling coving, UPVC double-glazed window to the side and panelled doors off to bedrooms 1,2 3 and family bathroom.

Bedroom 1

12'0" x 11'6" min (3.66m x 3.51m min)

Double radiator, ceiling coving, alcove wardrobe, two UPVC double-glazed windows to the front and panelled door to en suite,

En Suite Shower Room

White suite comprising close-coupled WC, vanity washbasin and shower enclosure with Mira Jump electric shower unit. Fully tiled walls, electric fan heater and extractor fan.

Bedroom 2

9'2" min x 8'7" (2.79m min x 2.62m)

Radiator, ceiling coving, built-in wardrobe and UPVC double-glazed window to the rear.

Bedroom 3

9'2" x 7'0" (2.79m x 2.13m)

Radiator, ceiling coving, built-in wardrobe and UPVC double-glazed window to the rear.

Bathroom

White suite comprising WC with concealed cistern, vanity washbasin and panelled bath with Mira Jump electric shower unit over. Fully tiled walls, shelved linen cupboard and UPVC double-glazed window to the side.

ANNEXE

Studio Living Room/Bedroom 4

13'2" x 13'0" (4.01m x 3.96m)

Entrance via UPVC double-glazed French doors from the garden. Two double radiators, UPVC double-glazed window to the side, fitted wardrobes, fold-down bed.

Kitchenette

7'0" x 4'5" (2.13m x 1.35m)

Electric oven, electric hob, filter hood, work-surface, sink and wall cupboards.

Shower Room/WC

7'0" x 4'5" (2.13m x 1.35m)

White suite comprising close-coupled WC, vanity washbasin and shower enclosure with Triton T80 electric shower. Electric fan heater. Extractor fan.

Outside

Deep front garden with lawn and shrub borders. Side storage shed. The rear garden is paved for ease of maintenance and also has a storage shed.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

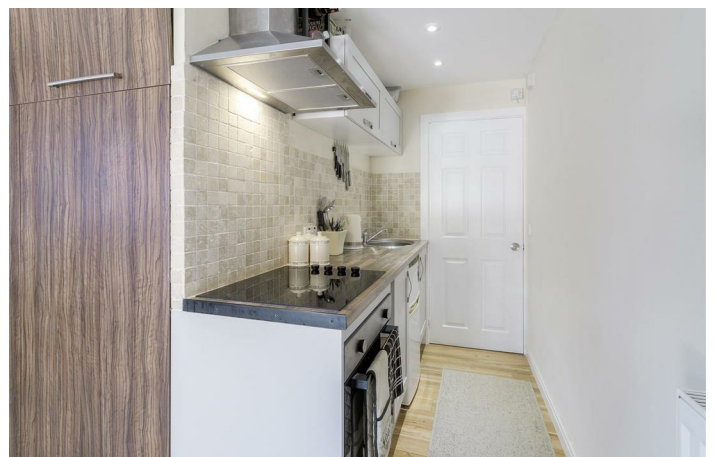
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any 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.

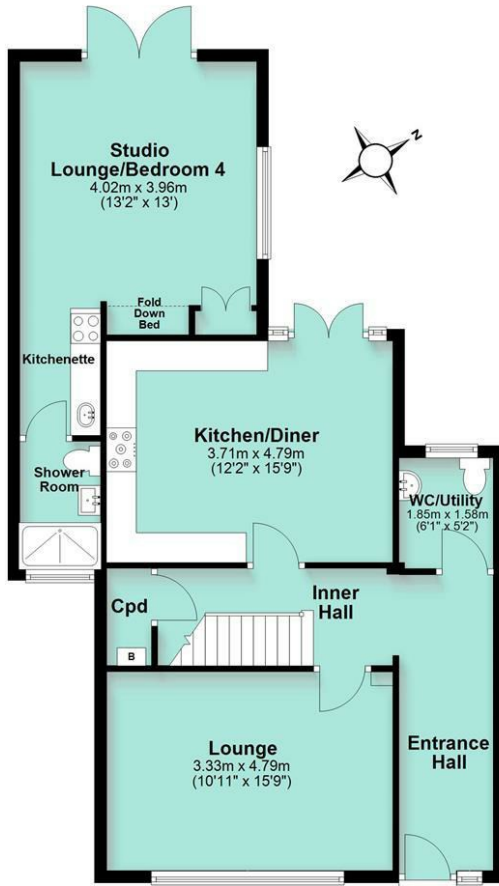
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

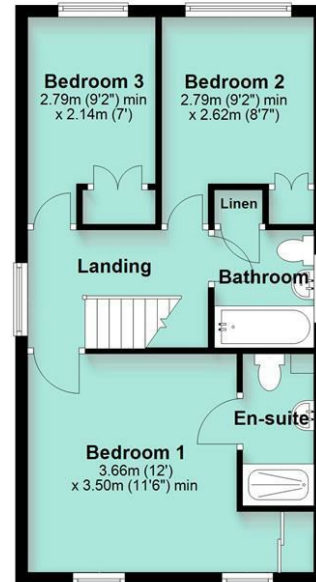




Ground Floor



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	72	82

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		