



HARWOODS

Chartered Surveyors & Estate Agents



5 Kilby Close, Wellingborough
NN8 2BG

£265,000

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5 Kilby Close, Wellingborough, NN8 2BG

Positioned at the bottom of a cul de sac to the west of the town, a 1960's built steel frame 3 bedroom semi detached house with a good size side extension, that whilst is in need of general updating does offer well proportioned rooms, attractive rear garden and would make for a lovely family home.

Approaching the house from the front there is a block paved driveway providing off road parking and leading to a single garage. Upon entering the house there is spacious hall way, good size lounge, separate dining room, kitchen, versatile side extension that is a real feature of the house offering a range of possibilities from home office to children's play room, cloak room, 3 well proportioned bedrooms and a shower room with a separate WC. The back garden runs across the rear of the house and is a lovely size. Mainly laid to lawn but also featuring 2 patios areas, the garden has good level of privacy and plenty of potential.

The house is well placed for shops, Primary and Secondary Schools, Croyland Park, Park Farm Industrial Estate and the A45 road network (which provides good access to the A14, A6 and M1). Wellingborough's train station is under 2 miles from the house and provides a service to London St Pancras in around 50 minutes.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the property from the front, composite double glazed door opens into a spacious hallway that features fitted carpet, storage cupboard, stairs rising to the first floor, doors to the kitchen and lounge.

Lounge

11'11" x 11'11" (3.63m x 3.63m)

Good size square living room with large double glazed window, modern gas fire, radiator, doors to the dining room.

Dining Room

9'6" x 10'3" (2.90m x 3.12m)

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

Kitchen

Horseshoe shaped kitchen featuring base and wall mounted cupboards, work tops, steel sink and drainer, tiled splash backs, double glazed window to the rear. Integrated oven and hob, cooker hood, storage cupboard, wall mounted boiler, side door leading to the utility room extension.

Utility

Versatile room offering scope for to be altered into a play room, home office or home gym. Double glazed window to the rear, doors to the front and rear. Cloakroom with WC, wash hand basin and double glazed window.

Landing

Fitted carpet, double glazed window to the side, airing cupboard, loft hatch, doors to all first floor rooms.

Bedroom 1

11'11" x 11'11" (3.63m x 3.63m)

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

Bedroom 2

9'6" x 10'3" (2.90m x 3.12m)

Fitted carpet, built in wardrobes, double glazed window to the rear and radiator.

Bedroom 3

7'11" x 9'3" (2.41m x 2.82m)

Fitted carpet, storage box, radiator, double glazed window to the front.

Shower Room & WC

Shower with tile splash backs, wash hand basin, double glazed window to the rear. Separate WC.

Front Garden

Blocked paved driveway providing off road parking and leading to the single garage.

Rear Garden

A real feature of the house is the colourful garden which is a lovely size spanning the width of the house. The garden enjoys a good degree of privacy and is mainly laid to lawn but features a paved patio area. Back door into the garage.

Garage

Power and lighting, 'up and over' garage door, single glazed window and door to the back garden.

Council Tax

North Northamptonshire Council. Council band C

Wanting to View?

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

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.

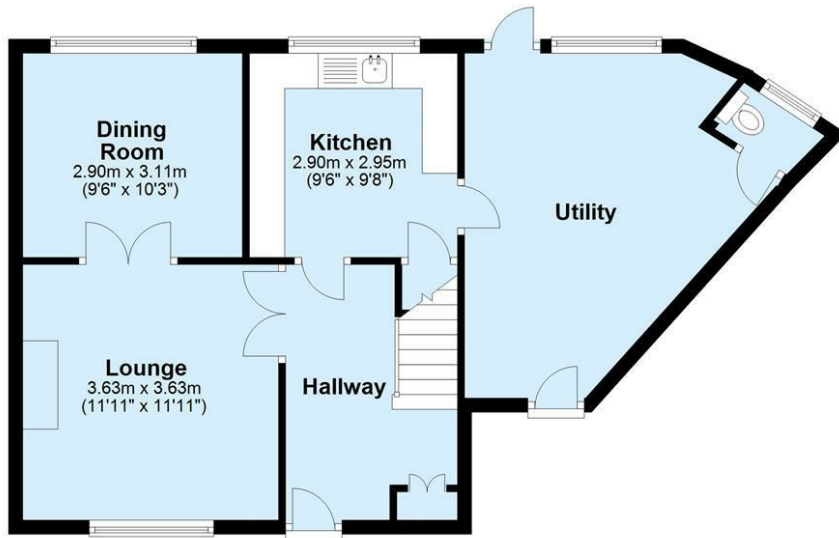
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

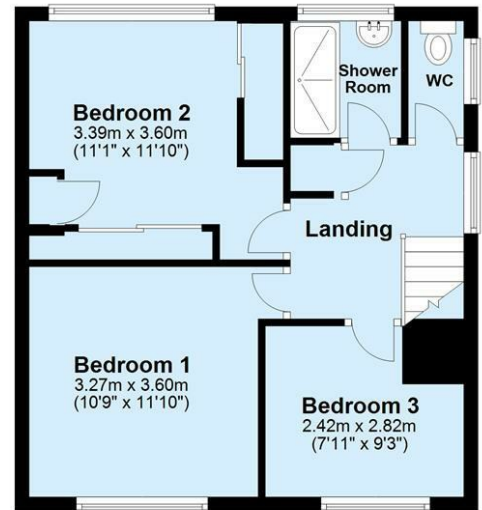




Ground Floor



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		64	77
	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		