



HARWOODS

Chartered Surveyors & Estate Agents



29 Leighton Close, Wellingborough
Northants NN8 4SX

£279,950

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29 Leighton Close, Wellingborough, Northants NN8 4SX

A modern, yet now established 3 bedroom detached house located on the popular residential estate of Gainsborough Drive, situated near to shops and schools, and just over 2 miles from Wellingborough Train Station (providing a service to London St Pancras in approximately 50 minutes).

Positioned to the north side of the town and within a cul de sac, the house features UPVC double glazing and gas radiator central heating. The accommodation comprises of hallway, modern refitted kitchen, living room, conservatory, 3 well proportioned bedrooms, refitted ensuite shower room and a bathroom. Outside there is a hardstanding driveway at the front that leads to an integral garage, whilst to rear is an enclosed garden that is mainly laid to lawn.

Available with no upward chain, the house would be ideal for a family moving up the housing ladder. Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hallway

Entering via a composite double glazed door into initial porch area that in turn leads to the hallway. Laminate flooring, doors to the kitchen, cloakroom and living room. Dog legged stair case rising to the first floor.

Kitchen

9'9" x 7'3" (2.97m x 2.21m)

Refitted, 'horseshoe' shaped kitchen comprising of base and wall mounted cupboards, work tops, sink and drainer, tiled splash backs, integrated hob and oven, chimney style cooker hood, plumbing for a washing machine and dishwasher, double glazed window to the front.

Cloakroom

WC, wash hand basin, laminate flooring, automated lighting and double glazed window to the side.

Living Room

11'3" x 19'6" (3.43m x 5.94m)

Bright and spacious living room featuring UPVC double glazing, laminate flooring, gas radiator central heating, patio doors opening to the conservatory.

Conservatory

8'3" x 9'3" (2.51m x 2.82m)

Versatile room presently used as a dining room and featuring UPVC double glazed windows to the side and rear, door to the side, power and lighting along with tiled flooring.

First Floor Landing

Double glazed window to the side, fitted carpet, doors to all rooms, airing cupboard.

Bedroom 1

11'4" x 11'6" (3.45m x 3.51m)

Lovely size master bedroom featuring fitted carpet, double glazed window to the rear, radiator and fitted wardrobes.

En Suite

Smartly refitted suite featuring slate style tiling, shower cubicle, WC and wash hand basin. Double glazed window to the rear.

Bedroom 2

11'11" x 11'6" (3.63m x 3.51m)

Good size room featuring a fitted carpet, double glazed window to the front and radiator.

Bedroom 3

10'7" x 7'8" (3.23m x 2.34m)

Spacious third bedroom featuring fitted carpet, radiator, double glazed window to the front.

Bathroom

WC, wash hand basin, bath, tiled splash backs.

Front Garden and Driveway

Lawn garden with shrubs to the side, hardstanding driveway providing off road parking and leading to the single garage.

Integral Garage

Up and over metal door. Power and lighting.

Rear Garden

Mainly lawn but featuring shrubs to the side and centre, side gate leading to the front of the house. Small shingled patio area.

Council Tax

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.

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.

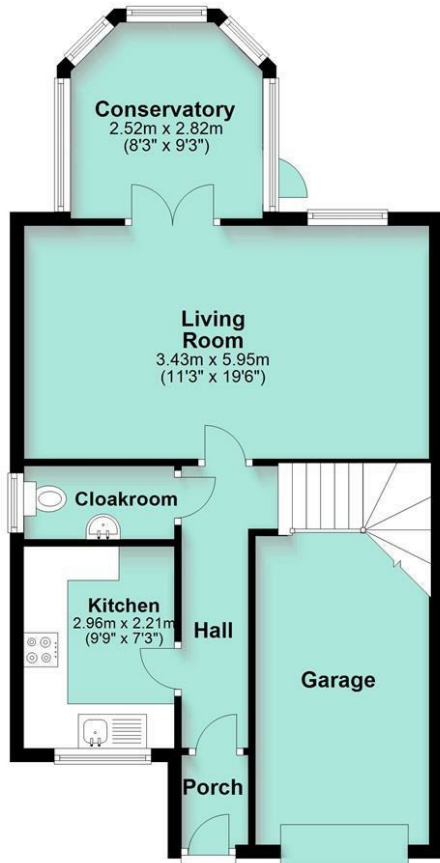
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

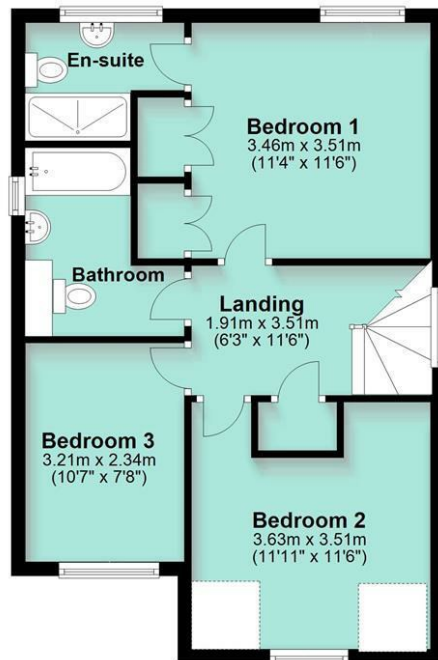




Ground Floor



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		63	69
(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		