



HARWOODS

Chartered Surveyors & Estate Agents



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NN8 3PR

£445,000

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199 Northampton Road, Wellingborough, NN8 3PR

A beautifully presented and extended bay fronted 4 bedroom semi-detached family home, located on the sought after Northampton Road, being well placed for shops, schools, the A45 Road network and Croyland Park. The house is approximately 2.5 miles from the town's train station, providing a service to London St Pancras in around 50 minutes.

The house is set back from the road and features a good size block paved driveway that provides off road parking for several vehicles and leads to a single garage. The house has a lovely flow, with a generous sized hallway, open living room to sitting room, a good size conservatory that looks onto the garden, 'L' shaped kitchen breakfast room and a separate dining room. Upstairs there is a spacious landing with doors leading to the bathroom and bedrooms (3 doubles and a good size single) with an ensuite shower room to the master. Additional features include UPVC double glazing and gas radiator heating.

The rear garden is a real feature of the property measuring 344 feet and enjoying a sunny facing, the garden backs on to Swanspool Grove, an open green area that links to Croyland Park. The colourful garden is established and has an array of trees and plants, along with a paved area that is ideal for entertaining and Pergola.

A viewing is recommended to fully appreciate all that the house has to offer.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch and Hall

Approaching the house from the front, porch area opening to the hallway, tiled flooring, dado rail, stairs rising to the first floor, doors to the kitchen and living room. Under stairs storage cupboard.

Living Room

A bright front reception room with bay window, feature fire place with inset gas fire place and stone surround. Wood laminate flooring, dado rail, alcove recess with built in side boards. Opening to the sitting room.

Sitting Room

Wood laminate flooring, feature fire place with inset gas fire and stone surround. Alcove recess with fitted side boards. Dado rail, radiator and doors to the conservatory.

Conservatory

Part brick construction with vaulted ceiling, the conservatory is bright, spacious and versatile. Featuring spot lights, double glazed windows to the side and rear and patio doors that open on to the patio area of the garden.

Kitchen

Refitted kitchen that is ideal for a keen cook and has space for a small table. The kitchen comprises of base and wall mounted cupboards, lots of work top space, sink and drainer, tiled splash backs, under counter lighting, twin oven and grill, gas hob with chimney style cooker hood above, double glazed windows to the side and rear, and tiled flooring. Doors at each end of the room leading to the dining room and garage.

Dining Room

Forming part of the extension to the house, good size room that features tiled flooring, double glazed windows to either side walls and side door opening on to the back garden.

First Floor Landing

Featuring fitted carpet, loft hatch and doors to all first floor rooms.

Bedroom 1

Lovely size rectangular shaped room with built in wardrobes and a separate cupboard. Double glazed window, fitted carpet and door to the en suite.

En Suite

Smartly fitted mainly tiled suite featuring shower cubicle, WC, wash hand basin, towel rail, laminate flooring and double glazed window.

Bedroom 2

Formerly the master bedroom prior to the extension, a lovely size second bedroom that features fitted carpet, wardrobes, radiator and double glazed window.

Bedroom 3

Good size third bedroom that features fitted carpet, built in wardrobes, radiator and double glazed window to the rear.

Bedroom 4

Single bedroom with Oriol double glazed window, fitted carpet, radiator and built in cupboard.

Bathroom

Refitted suite featuring corner bath, WC, wash hand basin, vanity unit and double glazed window to the rear.

Garage

Featuring power and lighting. Double doors leading to the garage. Gas fired boiler.

Front Garden

Deep driveway providing off road parking for several vehicles. Doors opening to the garage.

Rear Garden

Beautifully tended, vibrant garden that is ideal for a green fingered buyer. Lovely size paved patio area with established pergola meets the back of the house, steps lead down to a lawn area that has an array of plants, shrubs and trees. The garden enjoys a sunny facing and offers a good level of privacy particularly, towards the back end.

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.

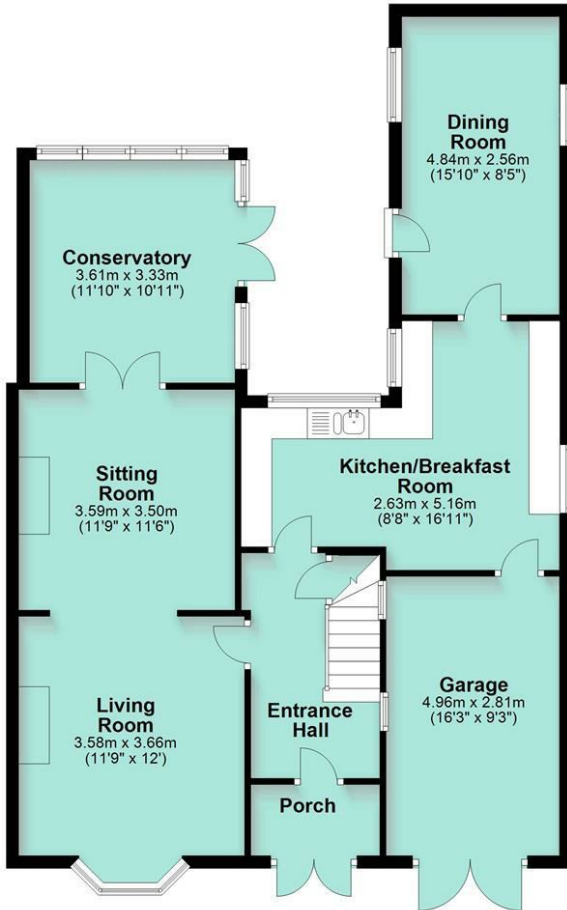




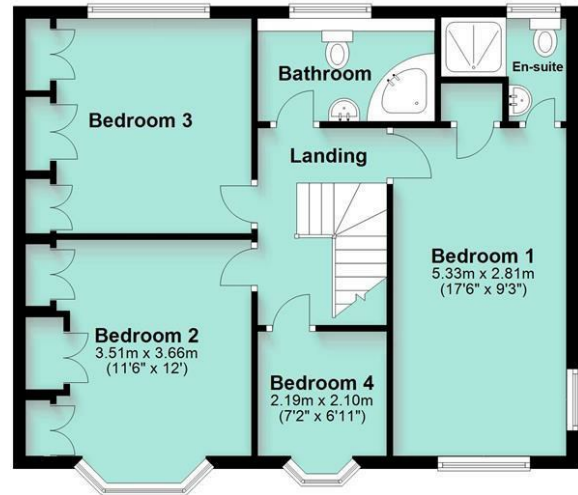
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Ground Floor



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		57	76
	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		