



# HARWOODS

Chartered Surveyors & Estate Agents



116 Ridgeway, Wellingborough  
Northants NN8 4RZ

£260,000

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

#### Residential Sales

T : 01933 278591  
E : [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk)

#### Residential Lettings

T : 01933 221616  
E : [lettings@harwoodsproperty.co.uk](mailto:lettings@harwoodsproperty.co.uk)



## 116 Ridgeway, Wellingborough, Northants NN8 4RZ

---

A beautifully presented 3 bedroom semi detached house that has been extensively updated by the current owners, and located on the popular residential estate of 'The Pyghtle', conveniently placed for shops, schools and Wellingborough town centre.

Featuring UPVC double glazing and gas central heating (with modern boiler), the accommodation comprises of a good size hallway, a bright and spacious living/dining room, contemporary kitchen with integrated appliances, 3 bedrooms and a smartly refitted bathroom suite. Outside, the house has a hardstanding driveway at the front that provides off road parking, whilst to the rear is a large rear garden measuring just over 200 feet that is ideal for a children or a green fingered person and offers plenty of potential.

This is a lovely home that is ideal for a young family being under a mile of both Primary and Secondary schools, along with Eastfield Park and Redwell Leisure Centre. Wellingborough Train station is under 2 miles from the house and provide a service to London St Pancras in approximately 50 minutes. Viewing recommended.

---

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hallway

Approaching the house from the front, composite double glazed door opening into a spacious hallway. Doors to the kitchen and lounge dining room. Carpeted stairs to the first floor and under stairs storage cupboard.

#### Lounge Dining Room

19'10" x 10'5" (6.07 x 3.20)

Stylish presented reception room that features herringbone style wood engineerd flooring, feature ethanol fire place, radiator, double glazed window to the front and patio doors to the rear that open out onto the back garden.

#### Kitchen

9'11" x 7'8" (3.04 x 2.36)

Smartly refitted 'horseshoe shaped' kitchen featuring base and wall mounted cupboards, work tops pull out drawers, integrated oven and hob, dish washer, plumbing for a washing machine, ceramic sink and drainer, splash backs, wall mounted boiler.

#### First Floor Landing

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

#### Bedroom 1

12'10" x 9'9" (3.92 x 2.98)

Wood laminate flooring, double glazed window to the front, radiator.

#### Bedroom 2

6'9" x 12'0" (2.06 x 3.67)

Wood laminate flooring, double glazed window to the rear and radiator.

#### Bedroom 3

9'5" x 8'9" (2.89 x 2.69)

Laminate flooring, radiator, double glazed window to the rear and over stairs storage cupboard.

#### Bathroom

Contemporary suite comprising of panelled bath with shower over, WC, wash hand basin with vanity cupboard, splash backs and double glazed window to the rear.

#### Front Garden

Hardstanding driveway providing off road parking, gated access to the side leading to the back garden.

#### Rear Garden

A real feature of the house is the established rear garden that measures just over 200 feet in length and has a north westerly aspect. The garden initially features a raised decked area the backs on to the living room of the house along with a hardstanding patio. Useful, pebble dash concrete outbuilding with windows to the side. Paved pathway leads down to the main part of the garden which is mainly laid to lawn but features an array of plants and trees.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band C.

#### Wanting to View?

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

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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.

---





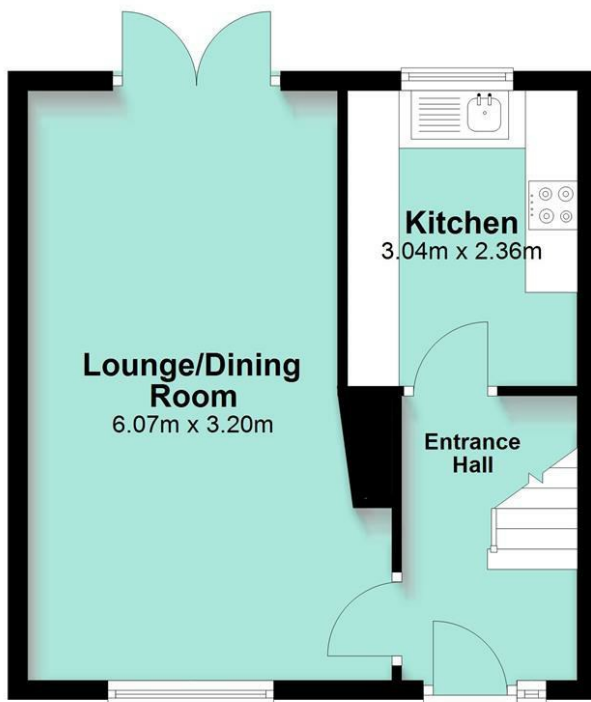




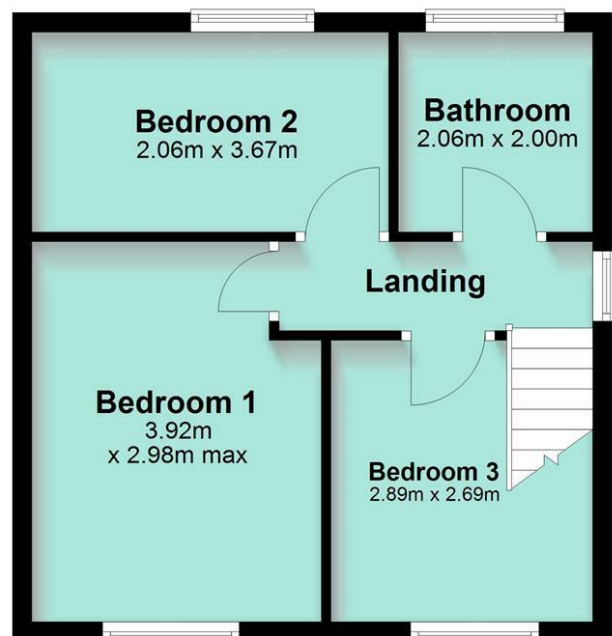
# HARWOODS

Chartered Surveyors & Estate Agents

## Ground Floor



## First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC