



# HARWOODS

Chartered Surveyors & Estate Agents



25 Longlands Close, Wellingborough  
Northamptonshire NN8 3FU

£265,000 Freehold

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## 25 Longlands Close, Wellingborough, Northamptonshire NN8 3FU

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A spacious 3 bedroom semi-detached house family house situated within a cul de sac position and available with no onward chain.

The property offers well proportioned accommodation that includes an entrance hall with cloakroom/wc off, lounge with French doors to the garden, kitchen/diner also with French doors, landing, three generous sized bedrooms, en suite shower room and family bathroom with shower over the bath.

The property has gas radiator central heating, UPVC double-glazing' parking for two cars (side by side) and an enclosed easily managed garden with shed.

The property is ideal for any family wanting lots of space and a viewing is highly recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Canopy Storm Porch

#### Entrance Hall

Composite front door with inset double-glazed panel. Radiator, electricity consumer unit, staircase rising to 1st floor landing, under-stairs cupboard and panelled doors off to:

#### Cloakroom/WC

White suite comprising close-coupled WC and pedestal washbasin. Radiator. Extractor fan. UPVC double-glazed window to the front.

#### Lounge

16'9" x 10'11" min (5.11m x 3.33m min)

Two radiators, TV point, telephone point, built-in storage cupboard, UPVC double-glazed bay window to the front and UPVC double-glazed French doors to the rear garden.

#### Kitchen/Diner

16'8" x 11'6" max (5.08m x 3.51m max)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Plumbing for washing machine, space for cooker with gas and electric cooker points, wall mounted extractor fan, double radiator, Ideal Logic gas boiler and UPVC double-glazed window to the front and UPVC double-glazed French doors to the rear garden.

#### First Floor Landing

Loft access, UPVC double-glazed window to the rear at half-landing height, panelled doors off to:

#### Bedroom 1

11'11" min x 11'3" (3.63m min x 3.43m)

A large main bedroom with built-in wardrobe, radiator, tv pint, telephone point, UPVC double-glazed bay window to the front and panelled door off to en suite.

#### En Suite Shower Room

White suite comprising close-coupled WC, pedestal washbasin and shower. Radiator, extractor fan and UPVC double-glazed window to the rear.

#### Bedroom 2

13'3" x 8'0" (4.04m x 2.44m)

Radiator, TV point, telephone point and UPVC double-glazed window to the front.

#### Bedroom 3

8'11" x 8'6" (2.72m x 2.59m)

A good sized third bedroom with radiator, TV point, telephone point and UPVC double-glazed window to the rear.

#### Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with Triton T80 shower over. Radiator, part tiled walls, extractor fan and UPVC double-glazed window to the front.

#### Outside

Allocated car parking for two cars. Rear garden with patio, lawn and garden shed.

#### Estate Management Charge

The property is subject to an estate management charge that is £107.53 per annum at the time of preparing these particulars (February 2025).

#### 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.

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.

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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		

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		