



HARWOODS

Chartered Surveyors & Estate Agents



20 The Headlands, Wellingborough
Northamptonshire NN8 4RT

£305,000

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20 The Headlands, Wellingborough, Northamptonshire NN8 4RT

Smartly presented, 1950's built, 3 bedroom semi detached family home located on the established and popular residential area of 'The Pyghtle'.

Offering well proportioned rooms, the house features UPVC double glazing and gas central heating; with the accommodation consisting of a spacious entrance hall, bay fronted living room, dining room opening on to a modern fitted kitchen, downstairs cloak room, and office (formerly the garage) which could also be used as a bedroom. To the first floor are 3 good size bedrooms and a smart family bathroom. Outside there is a wide block paved driveway for 2 vehicles to the front, whilst to the rear is an easterly facing garden which consists of lawn and patio areas.

The house is a short distance from both Oakway Primary School and Sir Christopher Hatton Secondary School, whilst the town centre and Eastfield Park are also under a mile from the house. Wellingborough train station, providing a service to London St Pancras in under 50 minutes, is approximately 1.5 miles from the house.

The Headlands is a well regarded street on this estate and the house would make an ideal home for a growing family. Viewing recommended.

Local Amenities

- Wellingborough Train Station approx 1.25 miles
- Wellingborough Town Centre approx 1 mile
- Sir Christopher Hatton Secondary School 0.5miles
- Oakway Primary School 0.4 Miles
- A45 Road Network (linking to A14, A6 & M1) 3 miles
- Rushden Lakes Shopping and Leisure Complex 6 miles

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch & Hall

Enter from the front into the porch via UPVC double glazed door. Single glazed inner door opening to the entrance hall. Hallway features laminate flooring, stairs rising to the first floor, under stairs storage cupboard, radiator, wall mounted fuse board and ceiling coving. Doors to the kitchen and living room.

Living Room

11'7" x 11'5" (not into the bay) (3.53m x 3.48m (not into the bay))

A bright bay fronted room with UPVC double glazed window, carpet, radiator, ceiling coving, doors to the dining room.

Dining Room

11'5" x 13'0" (3.48m x 3.96m)

Laminate flooring, UPVC double glazed door and window to the rear. radiator. Opening to the kitchen.

Kitchen

12'3" x 7'8" (3.73m x 2.34m)

Modern, fitted kitchen comprising of work tops, steel sink and drainer, tiled splash backs, base and wall mounted cupboards, pull out draws, gas hob, oven, chimney style cooker hood, plumbing for a dish washer, UPVC double glazed window to the rear, laundry cupboard with plumbing for a washing machine and UPVC double glazed window to the rear. Side door leading to side lobby, cloakroom and outside door.

Cloakroom

WC, wash hand basin, UPVC double glazed window to the side.

Office/Bedroom 4

15'6" x 7'5" (4.72m x 2.26m)

Formerly the garage now used as an office, a versatile room that features double glazed windows to the front and side, laminate flooring and radiator.

First Floor Landing

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

Bedroom 1

12'5" x 11'5" (3.78m x 3.48m)

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

Bedroom 2

11'7" x 10'6" (not into the bay) (3.53m x 3.20m (not into the bay))

Fitted carpet, UPVC double glazed bay fronted window, radiator.

Bedroom 3

7'6" x 8'0" (2.29m x 2.44m)

UPVC double glazed window to the front, fitted carpet, radiator.

Bathroom

Laminate flooring, paneled bath with shower over, WC, wash hand basin, tiled splash backs, heated towel rail. UPVC double glazed window to the rear.

Outside - Front

Wide, blocked paved driveway providing off road parking. Side access leading to the back garden.

Rear Garden

Lovely size garden that is mainly laid to lawn, but also featuring a patio area that borders the house. The garden is timber fence enclosed and features a shed and paved pathway that leads to the top of the garden.

Council Tax

North Northamptonshire Council. Band C. Please note that the improvement indicator has been marked as 'Yes' which may lead to the banding changing.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk. Our offices are open from Monday to Friday from 9:00 until 6:00, Saturday from 9:00 until 4:00.

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.

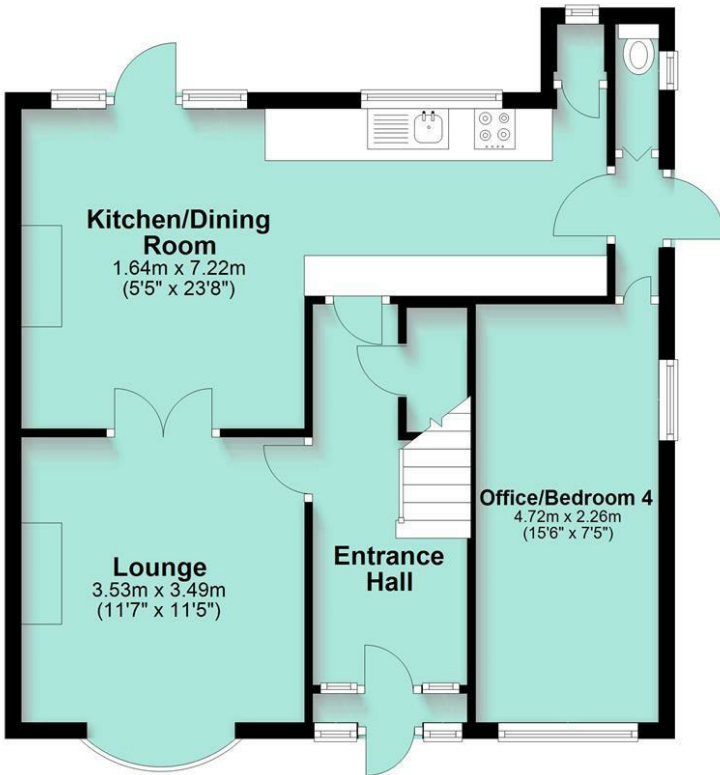
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

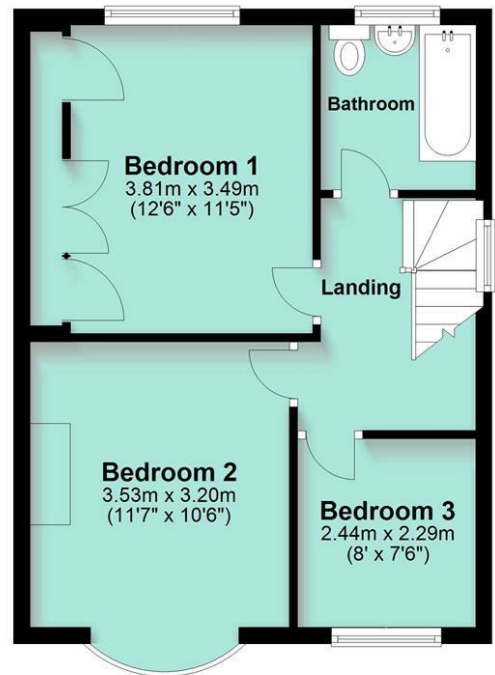




Ground Floor



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		73	83
	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		53	81
	EU Directive 2002/91/EC		