



HARWOODS

Chartered Surveyors & Estate Agents



35 Wilby Lane, Great Doddington
Northamptonshire NN29 7TP

£325,000 Freehold

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35 Wilby Lane, Great Doddington, Northamptonshire NN29 7TP

A 3/4 bedroom semi-detached chalet house situated towards the end of a small cul de sac within the small village of Great Doddington. The property has a driveway and a sunny aspect south-west facing garden. The house enjoys a semi rural outlook from the front bedroom to countryside. The house would suit a buyer who needed a room to work from home or to accommodate a relative who needed a ground floor bedroom and shower room.

The versatile accommodation includes an enclosed porch, entrance hall, living room, large extended kitchen/dining room, ground floor bedroom 4 (or could be an extra sitting room, playroom or home office etc), en suite shower room to bedroom 4, ground floor bathroom, first floor landing and 3 sensible sized bedrooms. The house has UPVC double glazing and gas radiator central heating.

The village has a primary school, village shop, pub, club and church. A more comprehensive range of shops and amenities are available at nearby Wellingborough. Rushden Lakes with its shopping and leisure facilities is also within a short drive. A regular rail service operates from Wellingborough to London St Pancras with a journey time of around 55 minutes. Lovely walks are available from the village and Summer Leys Nature Reserve is within easy reach.

This is a great house offering flexible accommodation and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Enclosed Porch

Composite double-glazed front door, UPVC double-glazed window to the side, inner UPVC double-glazed door and side screen leading to the entrance hall.

Entrance Hall

Stairs rising to 1st floor landing and doors off to bathroom, living room and kitchen/dining room.

Bathroom

White suite comprising close-coupled WC, pedestal washbasin and bath with shower mixer over. Tiled floor, extractor fan and chrome heated towel rail.

Living Room

Fireplace with gas grate, alcove storage cupboard, double radiator and UPVC double-glazed windows to the front and side.

Kitchen/Dining Room

An extended room with 1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, tall storage units, glazed display cupboard and work-surface areas. Electric oven, gas hob, plumbing for washing machine, plumbing for dishwasher, further under-counter appliance space, ceiling coving, two useful under-stairs storage cupboards, UPVC double-glazed window overlooking the rear garden, UPVC double-glazed door to the garden and door leading to bedroom 4/sitting room.

Bedroom 4/Sitting Room

A versatile room that could also be used as a home office, playroom or similar. Radiator, Worcester gas central heating boiler, UPVC double-glazed window overlooking the rear garden and door off to en suite shower room.

En Suite Shower Room

Refitted around two years ago with modern suite comprising large shower, close-coupled WC and vanity washbasin. Part tiled walls, extractor fan, chrome towel radiator and UPVC double-glazed window to the side.

First Floor Landing

Loft access hatch (loft has loft ladder, boarding and natural light via two sky-light windows). Doors off to all three bedrooms.

Bedroom 1

Built-in wardrobe, under-eaves storage, radiator and UPVC double-glazed window to the front with open aspect.

Bedroom 2

Radiator, bulkhead shelf, under-eaves storage and UPVC double-glazed windows to the side and rear.

Bedroom 3

Radiator, under-eaves storage and UPVC double-glazed window to the rear.

Outside

Open plan front garden with lawn and driveway. Side pedestrian access gate giving access to the rear garden. The rear garden has a sunny south-westerly aspect and has a paved patio, lawn and garden shed.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

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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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Plan produced using PlanUp.

