



# HARWOODS

Chartered Surveyors & Estate Agents



22 Sandringham Close, Wellingborough  
Northants NN8 2EL

£245,000 Freehold

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## 22 Sandringham Close, Wellingborough, Northants NN8 2EL

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A very smartly presented 3 bedroom mid terrace house, located at the top of a cul de sac in a now established residential area towards the west of the town. The house is under 2.5 miles from the towns train station (providing a service to London St Pancras in under 50 minutes), whilst the A45 road network is a short driveaway.

Entering the house from the front into a welcoming hallway, the house features a cloak room, a spacious fitted kitchen with integrated appliances and breakfast bar, lovely size living room that has space for a dining table and looks onto the rear garden, 3 well proportioned bedrooms with a stylish refitted ensuite shower to the master and a modern refitted bathroom suite. Additionally the house features UPVC double glazing, gas radiator central heating and alarm system.

The house enjoys a blend of urban and greenery, with shops, schools and Swanspool Lake and green area all being a short walk from the house and ideal for those with a dog. Croyland Park adjoins the green area and features play areas with a range of equipment catering for toddlers through to teens.

The house would be ideal for a first time buyer, young family or even someone wanting to downsize. Viewing recommend.

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### Local Amenities

- Morrisons Conv Store 0.6 miles - Sainsburys Super Market 1.2 miles
- Our Ladys Catholic School (Infant and Junior) 0.7 miles
- Wellingborough train station 2.5 miles
- Wellingborough town centre 1.4 miles
- Rushden Lakes Shopping Development - 5.7 miles
- Croyland Park 0.5 miles
- A45 1.9 miles - M1 (J15) 14 miles - A6 6.7 miles - A14 6.9 miles

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Enter from the front via composite double glazed door into the hallway. Laminate flooring, carpeted stairs rising to the first floor, understairs recess space, dado rail. Doors to all ground floor rooms.

#### Cloakroom

Smartly refitted suite featuring WC, wash hand basin, double glazed window to the front.

#### Kitchen Breakfast Room

8'1" x 11'9" (2.46m x 3.58m)

Smart, fitted kitchen that comprises of base and wall mounted cupboards, work tops, breakfast bar, sink and drainer, tiled splash backs and laminate flooring. The kitchen features an integrated oven and gas hob with cooker hood over head and also has plumbing for a washing machine, dishwasher and space for a fridge freezer. Double glazed door and window to the rear garden.

#### Living Room

14'10" x 11'11" (4.52m x 3.63m)

Bright and spacious reception room that features laminate flooring, dado rail, ceiling coving, radiator, french doors to the rear garden and a double glazed window to the side. A nice size room with space for both living room furniture and a dining table.

#### Landing

Fitted carpet, doors to all rooms.

#### Bedroom 1

11'6" x 10'3" (3.51m x 3.12m)

Laminate flooring, built in wardrobes, radiator, storage cupboard housing the gas fired boiler, double glazed window and door to the ensuite.

#### Ensuite

Contemporary tiled suite that features a shower cubicle, WC, wash hand basin, extractor fan, towel rail and double glazed window.

#### Bedroom 2

8'7" x 9'3" (2.62m x 2.82m)

Laminate flooring, double glazed window, radiator.

#### Bedroom 3

6'0" x 9'3" (1.83m x 2.82m)

Laminate flooring, double glazed window and radiator.

#### Bathroom

Smartly refitted suite features a bath with shower over, WC, wash hand basin extractor fan and double glazed window.

#### Front Garden

Lawn area with paved pathway to the front door.

#### Rear Garden

Attractive east facing garden that features a well tended lawn, gravelled path leading to a timber shed, shrub borders, paved patio area and side gate leading to the parking area.

#### Parking Area

Hardstanding parking area to the side of the house, providing 2 spaces.

#### Council Tax

North Northamptonshire Council. Band B rating.

#### 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.

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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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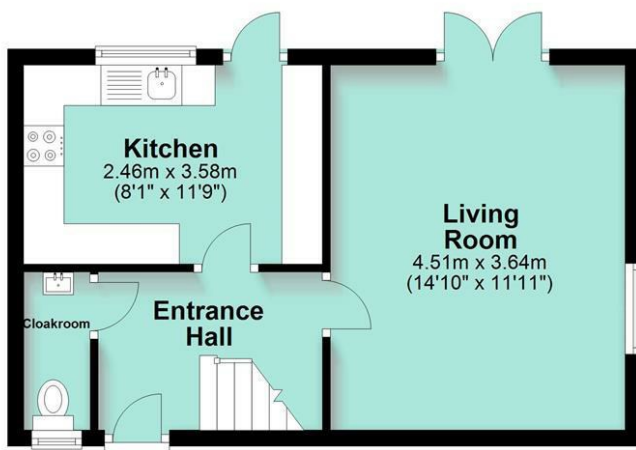




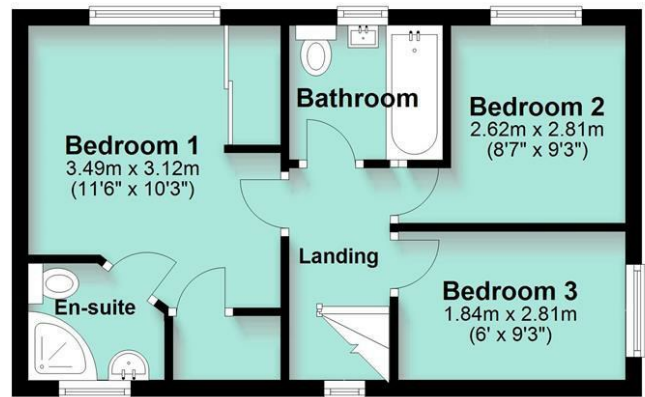
# HARWOODS

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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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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	