



HARWOODS

Chartered Surveyors & Estate Agents



80 Main Road, Wilby, Wellingborough,
Northamptonshire NN8 2UE

£335,000 Freehold

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An individual detached bungalow in the sought-after village of Wilby and adjoining countryside to the rear. The property has a deep front garden with parking and a generous sized rear garden which has good levels of privacy.

The property has a number of features including woodblock flooring and wall panelling that adds to the character feel of the bungalow. There is double-glazing to all main rooms and gas radiator central heating.

The current sellers use the property with a 2 bedroom/2 reception room configuration but it would equally work as 3 bedrooms/1 reception room as the current dining room could be repurposed as a 3rd bedroom.

This is an attractive bungalow and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Enclosed Porch

Glazed timber double outer doors. Fully glazed inner door to:

Entrance Hall

Woodblock floor, dado rail, ceiling coving, loft access and doors/access to living room, dining room, kitchen/breakfast room, shower room and inner lobby.

Living Room

14'9" max x 14'11" plus bay (4.50m max x 4.55m plus bay)

Mock fireplace, ceiling coving, radiator and double-glazed bay window to the front.

Dining Room

12'7" x 9'11" (3.84m x 3.02m)

Timber wall panelling, woodblock floor, ceiling coving, radiator and double-glazed window to the front.

Kitchen/Breakfast Room

17'2" x 10'2" (5.23m x 3.10m)

Single drainer stainless steel 1.5 bowl sink, base cupboards, base drawers, work-surface areas, fitted electric oven, gas hob and filter hood. Tiled floor, rafted ceiling, radiator, double-glazed windows to the side and rear, door to:

Rear Porch & Utility Area

Plumbing for washing machine, Ideal Logic gas central heating boiler, single glazed timber window to front and door to the rear garden.

Shower Room

White suite comprising close-coupled WC, pedestal washbasin and large shower tray. Tiled walls, towel radiator, linen cupboard and double-glazed window to the rear.

Inner Lobby

Radiator, picture rail, ceiling coving and doors off to bedrooms 1 & 2.

Bedroom 1

14'2" x 8'8" min (4.32m x 2.64m min)

Radiator, ceiling coving and double-glazed window to the rear.

Bedroom 2

12'1" x 6'11" (3.68m x 2.11m)

Radiator and double-glazed window to the side.

Outside

The property is set back from the road behind a deep front garden which has a block paved driveway, lawn and shrubs. A side gate and pathway leads to the rear garden. The rear garden is laid out with lawn, patio areas and shrub beds and borders. Timber shed. The garden adjoins countryside to the rear.

Council Tax Band

North Northamptonshire Council. Council Tax Band D.

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.



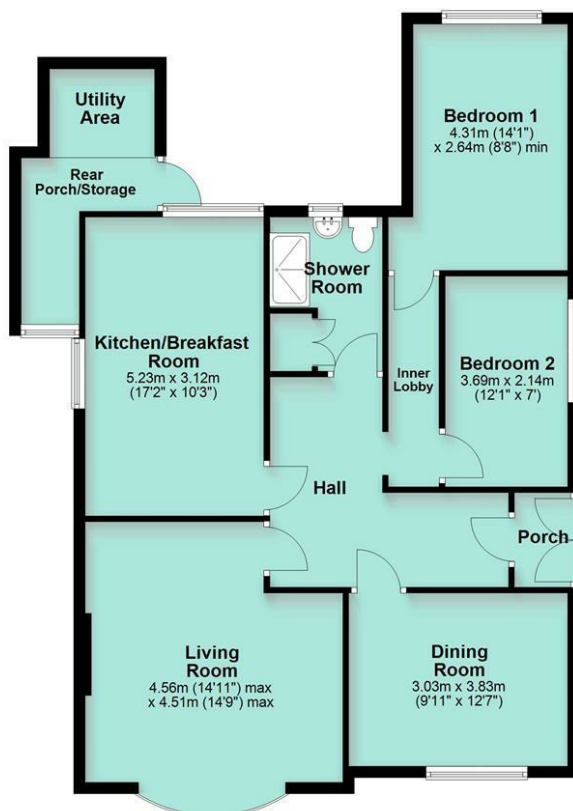


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Ground Floor



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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	EU Directive 2002/91/EC	78

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	EU Directive 2002/91/EC	