



HARWOODS

Chartered Surveyors & Estate Agents



13 Fallowfield, Wellingborough
Northamptonshire NN9 5YZ

£300,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



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An established and well presented detached chalet-style family property situated in a sought after cul de sac location within the Redhill Grange area of Wellingborough which is towards the northern outskirts of the town.

The property offers gas radiator central heating, UPVC replacement double glazing, ample parking, longer than average single garage and gardens.

The accommodation includes entrance hall, guest cloakroom/WC, lounge/diner, kitchen, additional sitting room (potential to be used as a third bedroom) first floor landing, two upstairs bedrooms and shower room.

This is a desirable property in a good area and viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double glazed front door and UPVC double glazed side panel. Radiator, stairs to first floor landing and doors off to cloakroom/WC and lounge/diner.

Cloakroom/WC

WC and washbasin. Radiator and coving.

Lounge/Diner

22'11" x 11'3" (6.99m x 3.43m)

Electric focal point mock fireplace, two single radiators, double radiator, coving, dado rail, two UPVC double glazed windows to the front and door leading to kitchen.

Kitchen

11'11" x 9'8" (3.63m x 2.95m)

1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work surfaces. Gas hob, filter hood and electric double oven. Plumbing for washing machine, plumbing for dishwasher, tiled floor, radiator, coving, under stairs cupboard, UPVC double glazed window to the rear and UPVC double glazed door leading to the rear garden.

Sitting Room/Bedroom 3

9'5" x 8'11" (2.87m x 2.72m)

A versatile room that could be reconfigured for use as a third bedroom if required. Radiator, coving and UPVC double glazed window to the rear.

First Floor Landing

Airing cupboard with shelving and housing the Vaillant combination as central heating boiler. Loft access via loft ladder. The loft has partial boarding and a light. Doors off to bedrooms and shower room.

Bedroom 1

14'0" plus wardrobes x 11'3" (4.27m plus wardrobes x 3.43m)

Comprehensive range of fitted wardrobes and storage. Further under eaves storage. Coving. Two UPVC double glazed windows to the front.

Bedroom 2

8'11" x 8'0" (2.72m x 2.44m)

Under eaves storage, radiator and UPVC double glazed window to the rear.

Shower Room

White suite comprising WC, pedestal washbasin and shower. Double radiator and UPVC double glazed window to the rear.

Front Garden

The front garden has a small lawn, gravelled area and block paved hardstanding and side driveway that gives plenty of off road parking space and direct access to the garage.

Long Garage

22'8" x 8'7" (6.91m x 2.62m)

The garage is longer than normal and has an up and over garage door, power sockets, lighting and UPVC double glazed side personnel door.

Rear Garden

The rear garden is laid out to a tiered design with block paved area, lawn etc. 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.

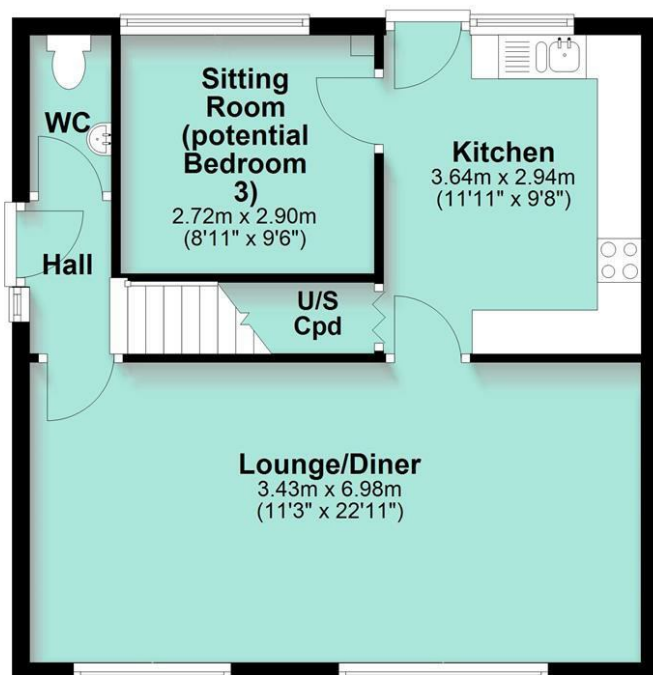




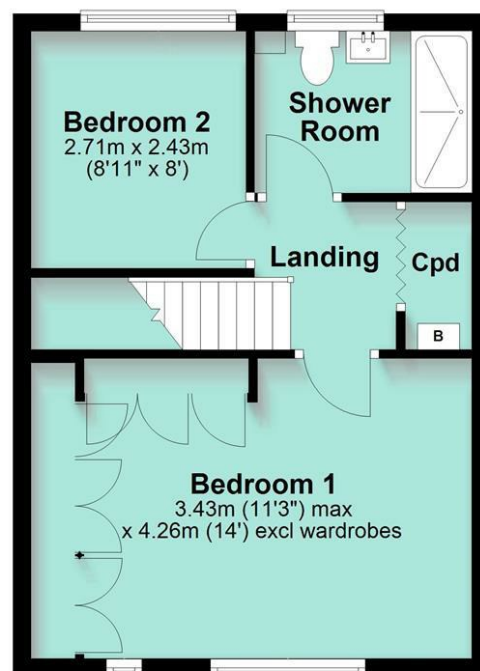
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Ground Floor



First Floor



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Plan produced using PlanUp.

