



HARWOODS

Chartered Surveyors & Estate Agents



14 Lime Grove, Wellingborough
Northamptonshire NN8 4SE

£260,000 Freehold

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14 Lime Grove, Wellingborough, Northamptonshire NN8 4SE

An extended 3 bedroom semi-detached chalet style house situated in a cul de sac location within the sought after Pyghtle area of Wellingborough. The property has off road parking space for up to five cars, a good length garage and an easily managed garden.

The property is well presented and offers a hallway, modern ground floor bathroom, spacious living room, modern extended kitchen/dining room, landing and 3 sensible sized bedrooms. The property has gas radiator central heating and UPVC double-glazing.

This is a very comfortable family home in a popular residential area and an early viewing is highly recommended.

EPC ordered but awaited.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double-glazed front door and side screen. Radiator, ceiling coving, stairs to first floor and oak faced doors off to all ground floor rooms.

Bathroom

With modern suite comprising WC with concealed cistern, washbasin with vanity storage under, and panelled bath with shower screen and shower over. Chrome towel radiator, ceiling coving, part tiled walls, dado panelling and UPVC double-glazed window to the rear.

Living Room

15'10" x 12'10" (4.83m x 3.91m)

Feature fire-surround, ceiling coving, double radiator and UPVC double-glazed windows to the front and rear.

Kitchen/Dining Room

19'0" max x 9'11" max x 7'7" min (5.79m max x 3.02m max x 2.31m min)

Refitted with a modern range white high gloss units with contrasting wood worktops and breakfast bar. The units include base cupboards, base corner unit with carousel shelves, base drawers, pan drawer and wall mounted cupboards. Range of appliances including induction hob, filter canopy, electric oven, integrated fridge and integrated washing machine. Radiator, tiled floor, two under-stairs cupboards, ceiling coving, UPVC double-glazed window to the side and UPVC double-glazed French doors to the rear garden.

First Floor Landing

Radiator, loft access and oak faced doors off to all first floor rooms.

Bedroom 1

11'7" max x 9'3" (3.53m max x 2.82m)

Walk-in wardrobe, under-eaves storage cupboard (with Baxi Platinum gas central heating boiler), radiator and UPVC double-glazed window to the front.

Bedroom 2

14'10" x 7'9" (4.52m x 2.36m)

Radiator, bulk-head shelf and UPVC double-glazed windows to the side and rear.

Bedroom 3

8'10" x 7'10" (2.69m x 2.39m)

Radiator and UPVC double-glazed window to the rear.

Outside - Front

Low brick built front boundary wall. Block paved frontage and side driveway providing space in total for five cars to be parked off road. Direct access to garage.

Garage

20'0" x 9'0" (6.10m x 2.74m)

Garage door, UPVC double-glazed window, inspection pit and light/power.

Rear Garden

The rear garden is easily maintained having two patios (one with covered pergola for shade), a further covered area where the current sellers stand their barbecue and an artificial lawn. A side gate gives access on foot from the side driveway.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

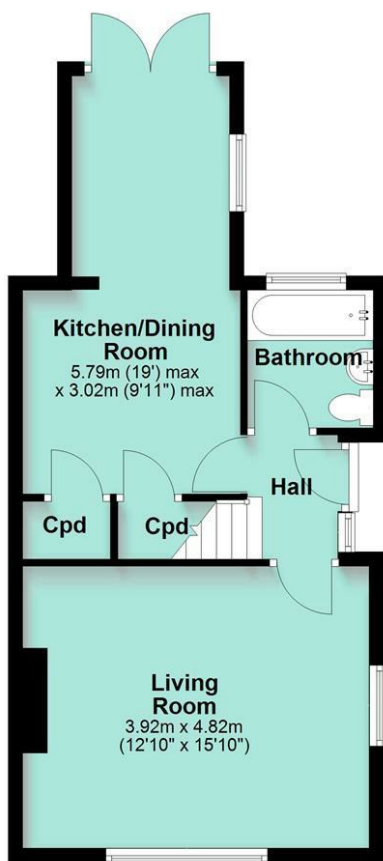




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Ground Floor



First Floor



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Plan produced using PlanUp.

