



# HARWOODS

Chartered Surveyors & Estate Agents



20 Thames Road, Wellingborough  
Northamptonshire NN8 5WU

£375,000 Freehold

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## 20 Thames Road, Wellingborough, Northamptonshire NN8 5WU

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A smartly presented 4 bedroom detached house situated within the sought after Gleneagles area of Wellingborough. This is the first time the property is being sold since it was built in 1988 and it is a chance to purchase a lovely home in a good location.

The house is great for anyone who works from home as there is a downstairs study in addition to a lounge and separate dining room. There is also a kitchen, utility room and a downstairs cloakroom/WC. Upstairs there are 4 bedrooms, an ensuite shower room and further main family shower room. The property has gas radiator central heating and UPVC double-glazing.

Outside there is a front garden, double width driveway that provides space for up to 4 cars, a double garage and a rectangular shaped rear garden with lawn and patio.

This is a house that we expect will receive lots of interest and so an early viewing appointment is advised.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Double-glazed front door with double-glazed side panel. Radiator, ceiling coving, central heating thermostat, staircase rising to 1st floor landing and doors leading off to all reception rooms, cloakroom, and kitchen.

#### Cloakroom/WC

White suite comprising WC and wash basin. Radiator and UPVC double-glazed window.

#### Lounge

16'9" x 11'1" max (5.11m x 3.38m max)

Fitted fireplace with flame effect gas grate. Ceiling coving, double radiator, single radiator, UPVC double-glazed French doors to the rear garden, UPVC double-glazed window to the front and double doors leading to dining room.

#### Dining Room

10'6" x 8'10" (3.20m x 2.69m)

Access either via double doors from the lounge or via a doorway from the kitchen. Radiator, ceiling coving and UPVC double-glazed window to the rear.

#### Study

8'3" x 7'0" (2.51m x 2.13m)

Radiator, loft access and UPVC double-glazed window to the front.

#### Kitchen

10'6" x 9'9" (3.20m x 2.97m)

With a range of white shaker style units including single drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards and work surface areas. Ceramic hob, stainless steel filter hood and electric oven. Space and plumbing for dishwasher (the existing dishwasher is excluded from sale), double radiator, concealed Glowworm gas central heating boiler, UPVC double-glazed window to the rear and doors off to both dining room and utility room.

#### Utility Room

6'9" x 5'11" (2.06m x 1.80m)

Single drainer stainless steel sink unit with base cupboard under. Plumbing for automatic washing machine, radiator, UPVC double-glazed window to the side and UPVC double-glazed door to the side.

#### First Floor Landing

Airing cupboard housing the lagged hot water cylinder. Ceiling coving, UPVC double-glazed window to the front and panelled doors off to all bedrooms and family shower room.

#### Bedroom 1

12'2" x 10'6" (3.71m x 3.20m)

A double sized room with fitted bedroom furniture, radiator, UPVC double-glazed window to the rear and panelled door leading to en suite.

#### En Suite Shower Room

With modern white suite comprising WC, vanity wash basin and good sized shower tray. Chrome towel radiator and UPVC double-glazed window to the side.

#### Bedroom 2

11'1" x 9'11" (3.38m x 3.02m)

Another double sized room having radiator, ceiling coving and UPVC double-glazed window to the rear.

#### Bedroom 3

10'6" x 6'10" (3.20m x 2.08m)

Radiator, built in cupboard with rail, ceiling coving and UPVC double glazed oriel window to the front.

#### Bedroom 4

8'2" x 6'8" (2.49m x 2.03m)

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

#### Family Shower Room

With modern white suite comprising WC, vanity washbasin and corner shower. Chrome towel radiator and UPVC double-glazed window.

#### Outside - Front Garden

To the front of the property, there is a double width driveway which provides off-road car parking for four cars. The driveway is laid out with attractive block paving and further block paved pathways lead to the front door and via a side gate to the rear garden. There's also an area of front lawn. The driveway gives direct access to the double garage.

#### Double Garage

18'9" deep x 17'2" wide (5.72m deep x 5.23m wide)

Twin garage doors, lighting, power sockets and rear personnel door.

#### Rear Garden

Rectangular shaped rear garden with lawn, paved patio and shrub borders.

#### 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.

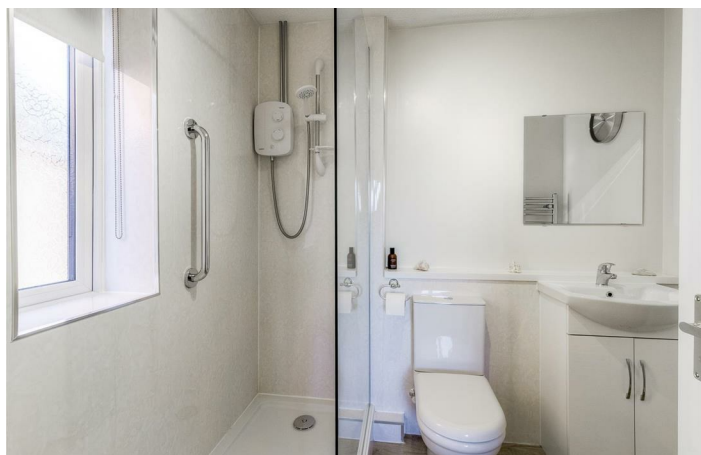
#### Important Note

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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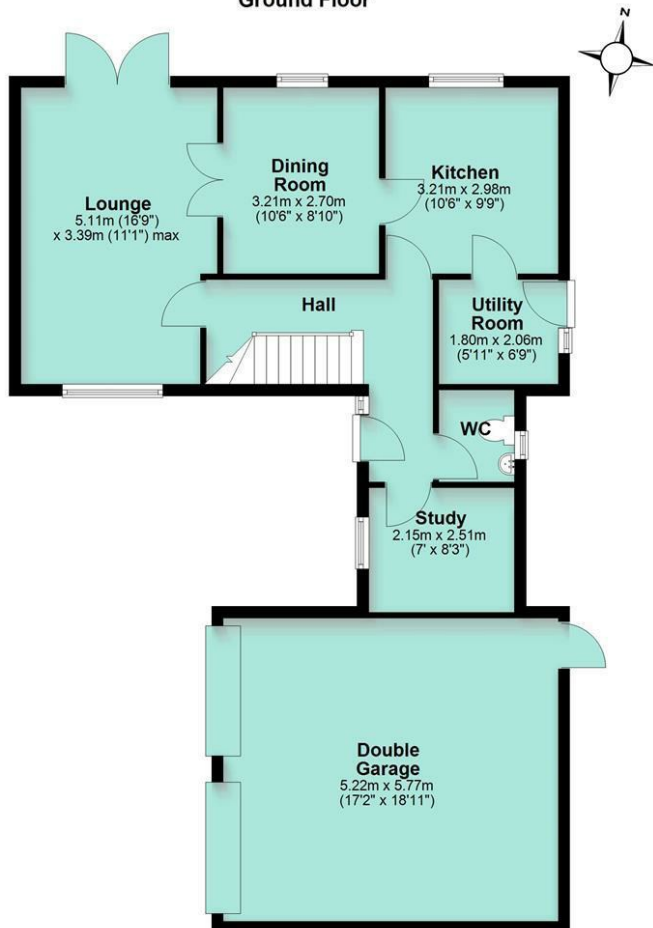




# HARWOODS

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Ground Floor



First Floor



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Plan produced using PlanUp.

