



# HARWOODS

Chartered Surveyors & Estate Agents



76 Main Road, Wilby  
Northamptonshire NN8 2UE

£350,000 Freehold

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## 76 Main Road, Wilby, Northamptonshire NN8 2UE

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A spacious 3 bedroom semi-detached character village house with parking, single garage and gardens. The house is now in need of full refurbishment but would make a great project for any buyer wanting a buy to improve.

The property has part stone/part rendered walls under a pantile roof and was likely originally an agricultural barn in years gone by. The accommodation includes a hallway, cloakroom/WC, dining room, living room, kitchen, utility room, long landing, 3 large bedrooms (separate dressing room serves main bedroom) and bathroom.

There is off road parking for several cars, a 14ft long garage and gardens to the front and rear.

The property is available with no onward chain.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Fully glazed front door with glazed panels flanking, radiator, access off to lobby, kitchen and dining room.

#### Lobby

Electricity consumer unit. Window to the side. Door to cloakroom.

#### Cloakroom/WC

Low-flush WC and wash basin. Radiator.

#### Dining Room

16'0" x 11'0" (4.88m x 3.35m)

Radiator, window to the front, two separate doors leading through to the adjoining lounge.

#### Lounge

16'3" max x 16'0" (4.95m max x 4.88m)

Two radiators, staircase rising to 1st floor, deep bay window to the front including a door that has access to the front garden. Further door to the rear giving access to the rear porch.

#### Rear Porch

8'0" x 4'9" max (2.44m x 1.45m max)

Glazed rear porch with door to the garden.

#### Kitchen

11'0" x 9'5" (3.35m x 2.87m)

Range of oak effect units to include base cupboards, based drawers and wall mounted cupboards. Worksurface areas. Double oven, ceramic hob, filter hood, dishwasher and integrated fridge. Window to the rear. Doorway leading to the utility room.

#### Utility Room

6'11" x 6'7" (2.11m x 2.01m)

Deep sink, wall cupboards, gas central heating boiler and door to the rear garden.

#### First Floor Landing

Airing cupboard with hot water cylinder, two windows to the rear, two radiators and doors off to bedrooms and bathroom.

#### Bedroom 1

16'5" max x 13'4" max (5.00m max x 4.06m max)

Radiator, loft access, window to the front and door leading through to adjoining dressing room.

#### Dressing Room

12'1" x 8'0" (3.68m x 2.44m)

Two built-in cupboards and window to front.

#### Bedroom 2

13'2" max exc wards x 16'6" (4.01m max exc wards x 5.03m)

Radiator, loft access, alcove wardrobe and window to the front.

#### Bedroom 3

13'5" x 11'9" (4.09m x 3.58m)

Radiator and window to the front.

#### Bathroom

7'3" x 5'7" (2.21m x 1.70m)

With suite comprising close coupled WC, pedestal wash basin and panelled bath. Electric radiator. Window to the rear.

#### Front Garden

A deep front garden which is now in need of attention. Off road parking for several cars.

#### Garage

14'1" x 8'3" (4.29m x 2.51m)

Gas meter. Electric light and power sockets.

#### Rear Garden

The rear garden is now overgrown but is a reasonable size and adjoins a neighbour's paddock at 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.

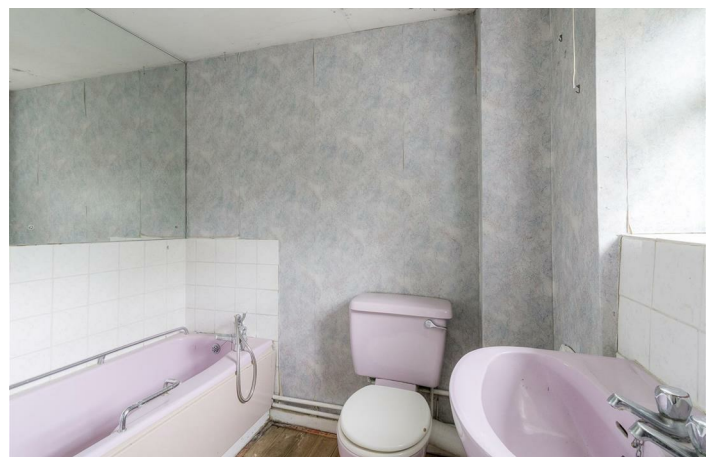
#### Important Note

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.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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.

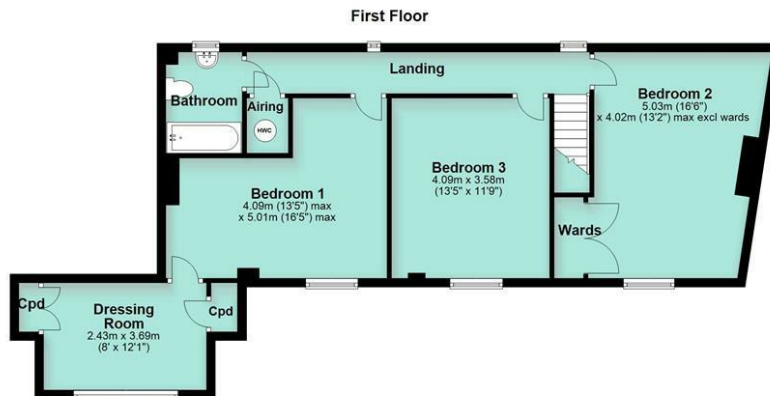
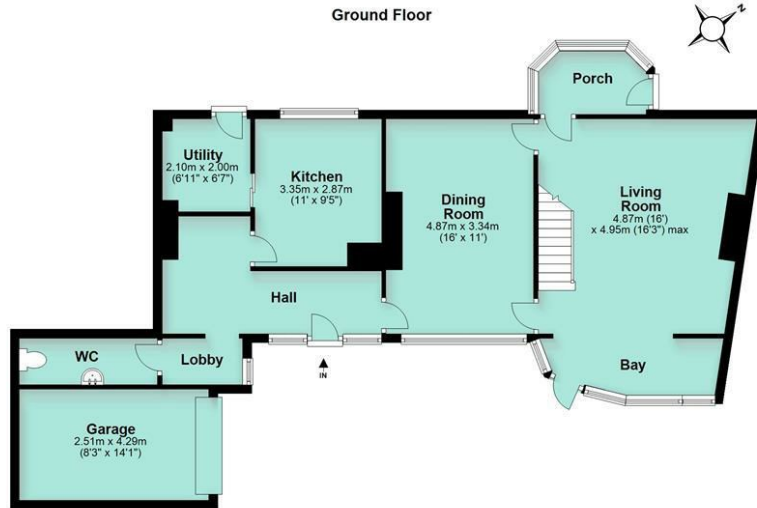
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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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