



Orchard Barn Wellingborough Grange

Hardwick Road, Wellingborough, NN8 6BW

£2,000 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available Now!!

A newly completed detached barn conversion offering high-specification living, generous proportions, underfloor heating and a private garden, parking for several cars and set in an attractive rural setting located on a private development.



Unfurnished accommodation: Entrance hall, open-plan kitchen/dining/living room, utility area, plant/coat cupboard, three bedrooms, en-suite shower room, Jack and Jill bathroom, enclosed lawned garden, paved patio and gravel driveway parking. FTTP broadband currently available at £27 pcm, payable to the landlord unless transferred by agreement. Fixed council tax contribution of £225 pcm payable to the landlord. Energy Rating A.

Orchard Barn is a newly completed three-bedroom detached barn conversion, finished to a high standard throughout and designed for modern living in a private rural setting. Combining strong original character with a clean contemporary finish, this is a high-quality home that will appeal to professional tenants looking for space, privacy and a better standard of accommodation.

The property is centred around an impressive open-plan kitchen, dining and living space with vaulted ceiling, exposed timbers, brick detailing and a striking run of glazed doors opening directly onto the patio and garden. It is a superb main room with excellent natural light and plenty of space for both day-to-day living and entertaining.

The kitchen has been fitted in a shaker style with stone-effect worktops, integrated appliances and a large peninsula unit, giving both style and practicality. Appliances include a double oven, induction hob, dishwasher, full-height fridge and under-counter freezer.

There are three well-proportioned bedrooms, all finished in neutral tones, with bedroom one benefiting from an en-suite shower room. Bedroom two is a generous double and enjoys Jack and Jill access to the main bathroom, while bedroom three offers flexibility as a bedroom, guest room or home office. The main bathroom is fitted with a four-piece suite including bath and separate shower, while the en-suite is finished in the same smart modern style. A separate utility area and useful plant/coat cupboard. Externally, the property offers driveway parking for two to three vehicles together with a private enclosed garden, laid to lawn with a substantial paved patio. Further benefits include oil-fired underfloor heating, oil-heated hot water, FTTP broadband availability via Openreach, external power supply, outside tap and 23 solar panels.

This is a rare opportunity to rent a detached barn conversion of genuine quality, offering modern efficiency, generous proportions and strong presentation throughout.

Entrance hall - Shorter section 19'3" x 4'4" (5.87m x 1.32m)

Entrance hall - longer section: 28'3" x 3'4" (8.61m x 1.02m)

Open-plan kitchen / dining / living room 30'1" x 19'8" (9.17m x 5.99m)

Utility cupboard 3'6" x 2'8" (1.07m x 0.81m)

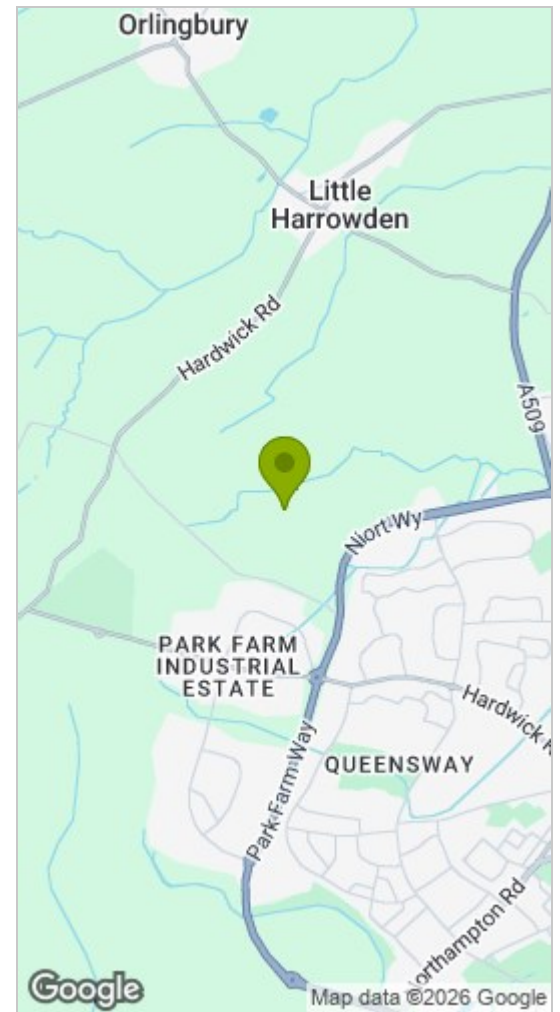
Bedroom Three 10'8" x 8'7" (3.25m x 2.62m)

Bedroom Two 15'6" x 12'0" (4.72m x 3.66m)


Bedroom One 15'5" x 11'5" (4.70m x 3.48m)

En-suite shower room 8'3" x 5'4" (2.51m x 1.63m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	95
(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 	

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