



**Fettledine Road, Irthlingborough Wellingborough NN9 5XF**

**welcome to**

## **Fettledine Road, Irthlingborough Wellingborough**

This spacious two bedroom semi detached property located on a modern development on the outskirts of Irthlingborough. The property provides an entrance hall with downstairs cloakroom/ WC, a large through lounge/dining room and a fitted kitchen. There are two double bedrooms upstairs and a bathroom.

### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing door to cloakroom and radiator.

### **Cloakroom**

Suite comprising wash hand basin, low level WC, tiling to splash back areas, radiator and double glazed window to the front aspect.

### **Lounge/ Dining Room**

A through room with double glazed window to the front and double glazed door to the rear, understairs storage cupboard and two radiators.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit, wall mounted boiler, plumbing for white goods, oven with gas hob and cooker hood over, double glazed window to the rear aspect and double glazed door to the side aspect,

### **First Floor Landing**

Stairs rising from entrance hall, double glazed window to the side aspect, access to loft space, shelved airing cupboard and doors leading to all bedrooms and bathroom.

### **Bedroom One**

Two double glazed windows to the front aspect, built in wardrobes and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Suite comprising bath with shower over, tiling to splash back areas, low level WC, wash hand basin, extractor fan, double glazed window to the rear aspect and radiator,



## Externally

### Front

Open plan, low maintenance front garden with double length drive to the side aspect and a gravelled area.

### Rear Garden

Mainly laid to lawn, gravelled and patio area for seating and fully enclosed with fencing.



***view this property online*** [williamhbrown.co.uk/Property/WBR114337](http://williamhbrown.co.uk/Property/WBR114337)



welcome to

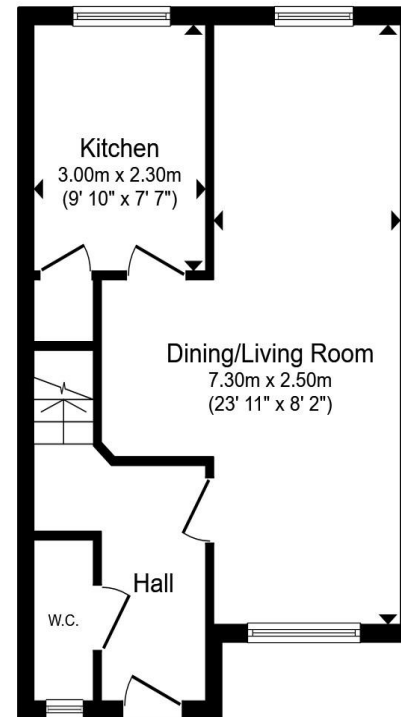
## Fettedine Road, Irthlingborough Wellingborough

- Two double bedrooms
- A spacious lounge/ dining room
- Downstairs cloakroom
- Plenty of off road parking
- A very good size rear garden

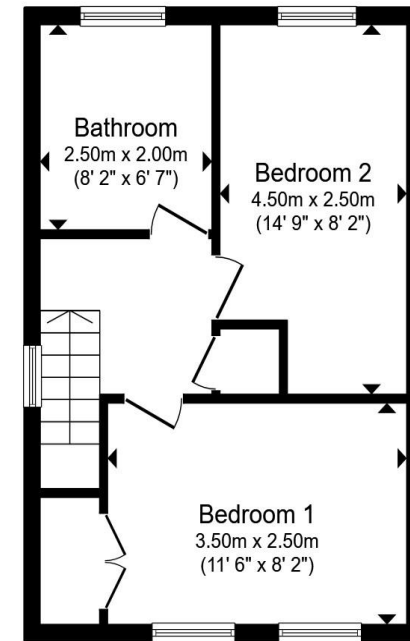
Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£220,000**



**Ground Floor**



**First Floor**

Total floor area 73.7 m<sup>2</sup> (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/WBR114337](http://williamhbrown.co.uk/Property/WBR114337)



Property Ref:  
WBR114337 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01933 276622**



[wellingborough@williamhbrown.co.uk](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**