



## Orchard Barn Wellingborough Grange

Hardwick Road, Wellingborough, NN8 6BW

£2,250 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 and a private garden in an attractive rural setting. One dog considered.



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 )

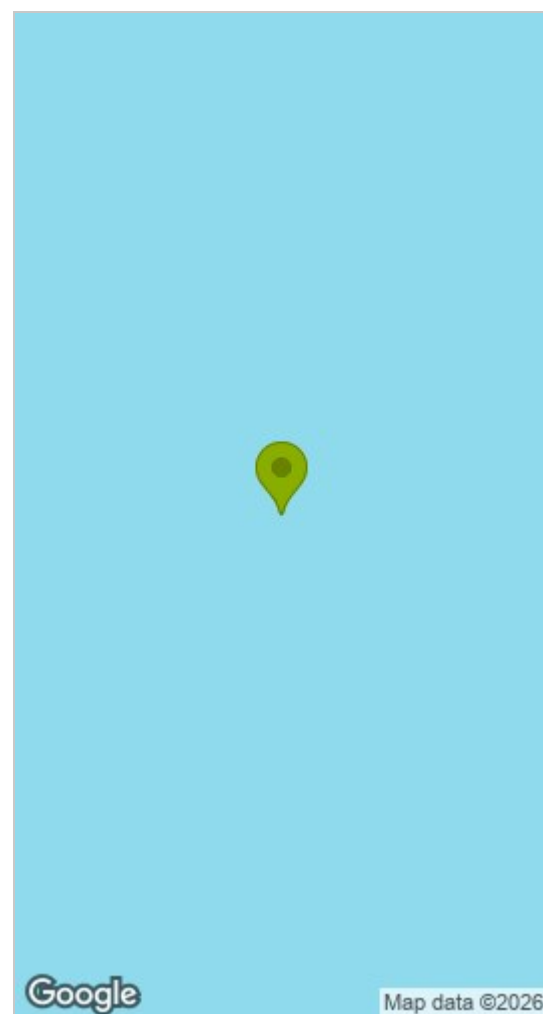
Bedroom One 15'5" x 11'5" (4.70m x 3.48m )

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Rating

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