



Nestled on Doddington Road in the charming town of Wellingborough, this well-presented detached family home offers a perfect blend of comfort and convenience.

Positioned in a prime location, this home is surrounded by a vast array of local amenities, ensuring that everything you need is just a stone's throw away. Families will appreciate the proximity to local schools, and the morning school run being a breeze. For those commuting to central London, the nearby train station provides easy access, making this property ideal for professionals.

A mere five-minute drive will take you to leading supermarkets, including Morrisons, Sainsbury's, Tesco, LIDL, and Iceland, ensuring that your shopping needs are well catered for.

This superbly finished family home is available for viewings now, and we highly recommend an internal viewing to truly appreciate all that this property has to offer. Don't miss the opportunity to make this delightful house your new home.

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With three spacious reception rooms, including a welcoming lounge and a delightful dining room, this property is designed for both relaxation and entertaining. The kitchen breakfast room is equipped with integrated appliances, making it a joy for any home cook, while a convenient downstairs WC adds to the practicality of the layout.

The property features three well-sized bedrooms, providing ample space for family living, alongside a family bathroom that caters to all your needs, and another first floor w/c. The low-maintenance front garden enhances the property's curb appeal, while the good-sized enclosed rear garden offers a private outdoor space for children to play or for hosting summer gatherings.

Entrance Hall

Providing access to all ground floor accommodation with the main entrance door to the side aspects. Radiator. Wood laminate flooring. Under stair storage cupboard. Central heating thermostat. Stairs rising to the first floor accommodation.

Lounge

A large front aspect room with a feature walk in bay window to the front aspect and a further double glazed window to the front. Feature fire surround with a coal affect gas fire. Two radiators. TV point. Fitted carpet.



Dining Room

Wood laminate flooring. Radiator. Storage cupboard and shelving.



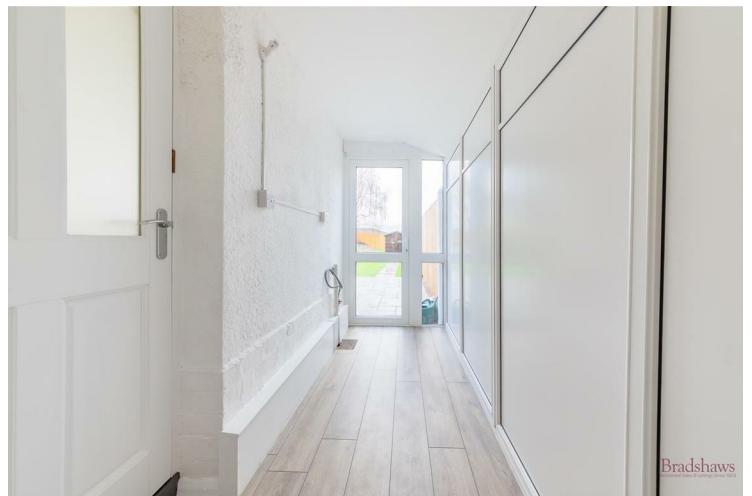
Kitchen/Breakfast Room

A delightful rear aspect space that provides the perfect space to relax, entertain and enjoy. Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Larder cupboards. 1 and 1/2 drainer sink unit. Integrated oven and electric hob with an extractor hood over. Fridge/freezer. Breakfast bar. Feature vertical radiator. Large skylight. Double glazed window to the rear aspect. Double glazed door to the rear garden. Double glazed door leading to:



Rear Hall

Double glazed door and window to the rear. Space and plumbing for a washing machine. Wood laminate flooring.



Ground Floor W/C

Fitted to comprise a close coupled w/c. Pedestal wash hand basin. Wood effect vinyl flooring. Electric radiator. Double glazed window to the front aspect.

First Floor Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Fitted carpet. Radiator.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet.



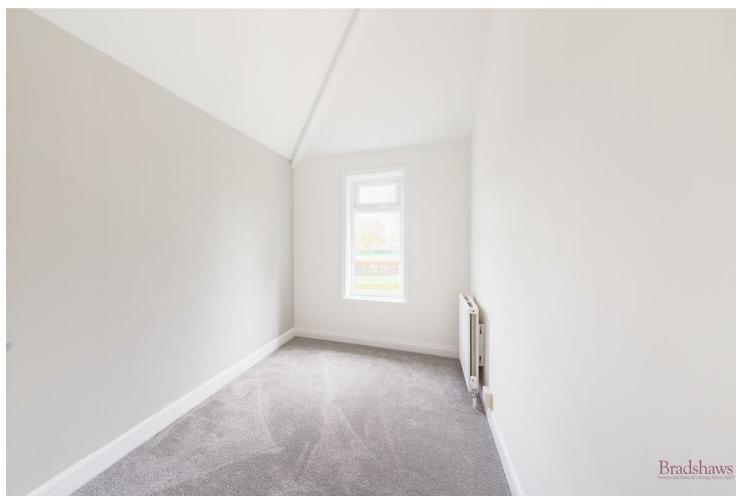
Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Airing cupboard housing the wall mounted gas boiler.



Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet.



Family Bathroom

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Bath with shower over. Wood laminate flooring. Part-tiled walls. Double glazed window to the rear aspect. Heated towel rail.



First Floor W/C

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Wood laminate flooring. Fully tiled walls. Double glazed window to the side aspect.

To The Front

A walled low maintenance front garden with brick retaining wall, an area laid to shingle and a pathway leading to the front door. There is an area nearby offering off road parking.

Rear Garden

A well presented and recently landscaped rear garden which is laid mostly to lawn. Boundary fencing. Mature trees. Patio area adjacent to the immediate rear of the property.



Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	57	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		