



# HARWOODS

Chartered Surveyors & Estate Agents



28 Northampton Road, Wellingborough  
NN8 3HG

£265,000 Freehold

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## 28 Northampton Road, Wellingborough, NN8 3HG

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A good sized 3 bedroom bay fronted character town house situated within walking distance of the town centre. The property retains many original period features and has a very airy spacious feel and would be ideal for any buyer wanting a family home in a convenient position.

The property has been updated and refitted over the years to provide very attractive family accommodation that includes a through hallway with original tiling, sitting room with wood-burner, separate dining room, spacious extended kitchen/breakfast room with French doors to garden, generous sized bedrooms and bathroom. The house has UPVC double-glazed windows and gas radiator central heating. Outside there is a small front garden and easily managed block paved walled rear garden with useful garden room/store.

This is a really appealing period house in a good location and an early viewing is highly recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Enclosed Porch

Decorative glazed wooden outer entrance door. Original inner striped wood front door with decorative glazed panel above.

#### Though Hallway

A lovely entrance hall with original encaustic tiled flooring, staircase rising to first floor landing, radiator, fitted coat hooks, under-stairs cupboard and stripped pine doors off to living room, dining room and lobby.

#### Living Room

12'2" plus bay x 12'4" (3.71m plus bay x 3.76m)

A very attractive room with wood burner and lots of natural light from a large UPVC double-glazed bay window to the front. Alcove cupboards and shelving, two radiators, picture rail and original ceiling cornice.

#### Dining Room

11'6" x 11'8" (3.51m x 3.56m)

Feature fireplace, radiator, picture rail, radiator and large UPVC double-glazed window giving view onto the rear garden.

#### Lobby

Tiled floor to match the hallway. Original striped pine alcove storage cupboards. Doorway to kitchen/breakfast room and striped pine door to pantry.

#### Pantry

A large walk in pantry with quarry tiled floor and UPVC double-glazed side window. This could potentially be converted in the future to create a downstairs toilet.

#### Kitchen/Breakfast Room

19'7" x 9'8" (5.97m x 2.95m)

This room is a particular feature of the house with lots of space and French doors that connect out to the garden making this a really sociable space. Comprehensive range of fitted units, oak worktops, sink and mixer tap with boiling water facility. Range of fitted Bosch appliance to include gas hob, fitted electric oven and dishwasher. The seller will also include free-standing white goods (washing machine, fridge/freezer and tumble dryer). Quarry tile floor, breakfast bar, space for a table, vertical radiator, two rain sensitive Velux roof lights and UPVC double-glazed window to the side.

#### First Floor Landing

Feature original decorative glazed borrowed-light loft hatch. Stripped pine doors off to all first floor rooms.

#### Bedroom 1

16'6" x 12'3" (5.03m x 3.73m)

A generous sized main bedroom with fireplace, alcove cupboard, ceiling coving, two radiators and two UPVC double-glazed windows to the front.

#### Bedroom 2

11'8" x 11'9" (3.56m x 3.58m)

Fireplace, alcove cupboard, radiator and UPVC double-glazed window to the rear.

#### Bedroom 3

9'8" x 8'5" max (2.95m x 2.57m max)

Fireplace, cupboard housing Ideal gas central heating boiler, radiator and UPVC double-glazed window to the rear.

#### Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with Mira shower over. Radiator, part tiled walls and UPVC double-glazed window to the side.

#### Front Garden

With brick front boundary wall and mature hedge for screening.

#### Rear Garden

An easily maintained block paved garden with rear pedestrian access gate. Water tap.

#### Garden Room

7'6" x 7'6" average (2.29m x 2.29m average)

A useful extra space. Power sockets. UPVC double-glazed window and French doors.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

#### 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.

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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.

