



Lea Way, Wellingborough NN8 3LX

welcome to

Lea Way, Wellingborough

Beautifully presented and deceptive two bedroom modern detached bungalow, approximately ten years old. Accommodation comprises generous living accommodation including 18 ft brick and UPVC conservatory, modern kitchen, shower room and cloakroom, off road parking and private and secluded rear garden.



Entrance Hall

Part frosted door to front, wall mounted alarm, wall mounted electric heater, hatch to loft space, built-in storage.

Cloakroom

Frosted double glazed window to side. Suite comprising pedestal wash hand basin, low level WC, tiles splashbacks and floor, extractor fan.

Lounge

18' 6" x 12' (5.64m x 3.66m)

Double glazed window to front, built-in wood burning stove, wood bi-fold doors to rear, wall mounted electric heater, ceiling lights.

Kitchen

12' 9" x 8' 4" (3.89m x 2.54m)

Wood bi-fold doors to rear. Kitchen comprising single drainer one and a half bowl sink unit inset to granite work surface, further range of base and wall mounted storage units, built-in oven, hob and extractor hood, built-in dishwasher, washing machine and fridge/freezer, ceiling lights, wall mounted electric heater.

Conservatory

18' 4" x 7' 8" (5.59m x 2.34m)

Brick and UPVC construction with double glazed windows to side and rear, French door to rear and door to side, wood flooring, skylights.

Shower Room

Frosted double glazed window to side. Suite comprising built-in corner shower cubicle, vanity unit with wash hand basin, low level WC, further built-in storage units, ceiling lighting, extractor fan, wall mounted electric towel rail.

Bedroom One

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to rear, wall mounted electric heater.

Bedroom Two

11' 5" x 8' 3" (3.48m x 2.51m)

Double glazed window to front, wall mounted electric heater.

Outside

Front Garden

Being block paved, parking for two vehicles, small retaining wall.

Rear Garden

Enclosed, paved patio area, mature shrubs and floral beds, block paved path and garden shed.



view this property online williamhbrown.co.uk/Property/WBR110544



welcome to

Lea Way, Wellingborough

- Beautifully presented
- Deceptive and generous two bedroom detached bungalow
- Modern kitchen, shower room and cloakroom
- 18 ft conservatory
- Electric central heating/solar panels

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR110544



Property Ref:
WBR110544 - 0004

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



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk