HARWOODS
Chartered Surveyors & Estate Agents







95 The Pyghtle, Wellingborough
Northamptonshire NN8 4RR

£299,950 Freehold

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A much improved and very well presented established 3 bedroom semi-detached family house situated in a popular residential area. A real feature of the property is the large sunny aspect south-westerly aspect garden with lots of space for children to play, gardening or socialising with friends,. There is even an outside bar and covered deck which would be ideal for entertaining family and friends in warmer months of the year.

The accommodation includes a hall with oak faced flooring, a large lounge/dining room with oak flooring and a multi-fuel stove, kitchen with quartz worktops, three bedrooms and a refitted bathroom with a shower bath. There is also a separate first floor toilet. Other features include UPVC double glazing, gas radiator central heating, off road parking and a sectional concrete garage (the garage is accessed on foot presently but has potential for car access).

This is a very desireable property in a well considered part of Wellingborough and an early viewing is advisable to avoid missing this chance to buy.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite door with UPVC double glazed panels flanking. Radiator, oak faced flooring, UPVC double glazed side window, under stairs cupboard (with Worcester gas central heating boiler), staircase rising to first floor and panelled doors off to lounge/dining room and kitchen.

Lounge/Dining Room

20'2" x 13'1" max (6.15m x 3.99m max)

Inset recess with multi fuel stove, two double radiators, oak faced flooring, UPVC double glazed bay window to the front and UPVC double glazed French doors to the rear garden.

Kitchen

12'0" max x 9'9" max (3.66m max x 2.97m max)

Range of units comprising base cupboards, base drawers, wall mounted cupboards and quartz worktops with 1.5 bowl ceramic sink. Belling range style cooker with filter hood over. Vertical radiator. UPVC double glazed window overlooking the garden.

First Floor Landing

UPVC double glazed window to the side, loft hatch and panelled doors off to all first floor rooms.

Bedroom 1

12'5" max x 10'11" max (3.78m max x 3.33m max)

Radiator and UPVC double glazed bay window to the front.

Bedroom 2

12'0" max x 8'11" max (3.66m max x 2.72m max)

Radiator and UPVC double glazed window to the rear overlooking the garden.

Bedroom 3

9'5" max x 6'5" max (2.87m max x 1.96m max)

Radiator, built in cupboard and UPVC double glazed window to the front.

Bathroom

With white suite comprising pedestal wash basin and shower bath.

Fully tiled walls, tiled floor, extractor light, chrome towel radiator and UPVC double glazed window to the rear.

Toilet

WC and washbasin. Radiator, tiled floor and UPVC double glazed window to the side.

Outside

Front garden with established plants and off-road parking. Access to the side of the property via a pedestrian gate into the rear garden. It would be possible to extend the parking to the side of the property to allow access for a vehicle to the rear (subject to vehicle size). The sunny aspect south-westerly facing rear garden extends to a good length and has a lawn and well stocked borders. There is also a large patio, covered outside bar and covered decking areas making this an ideal garden for socialising with friends and family in the warmer months. There is a sectional concrete garage/workshop which is currently used for storage and accessed at present on foot as the side of the house has been fenced to divide the front and rear gardens.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

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.









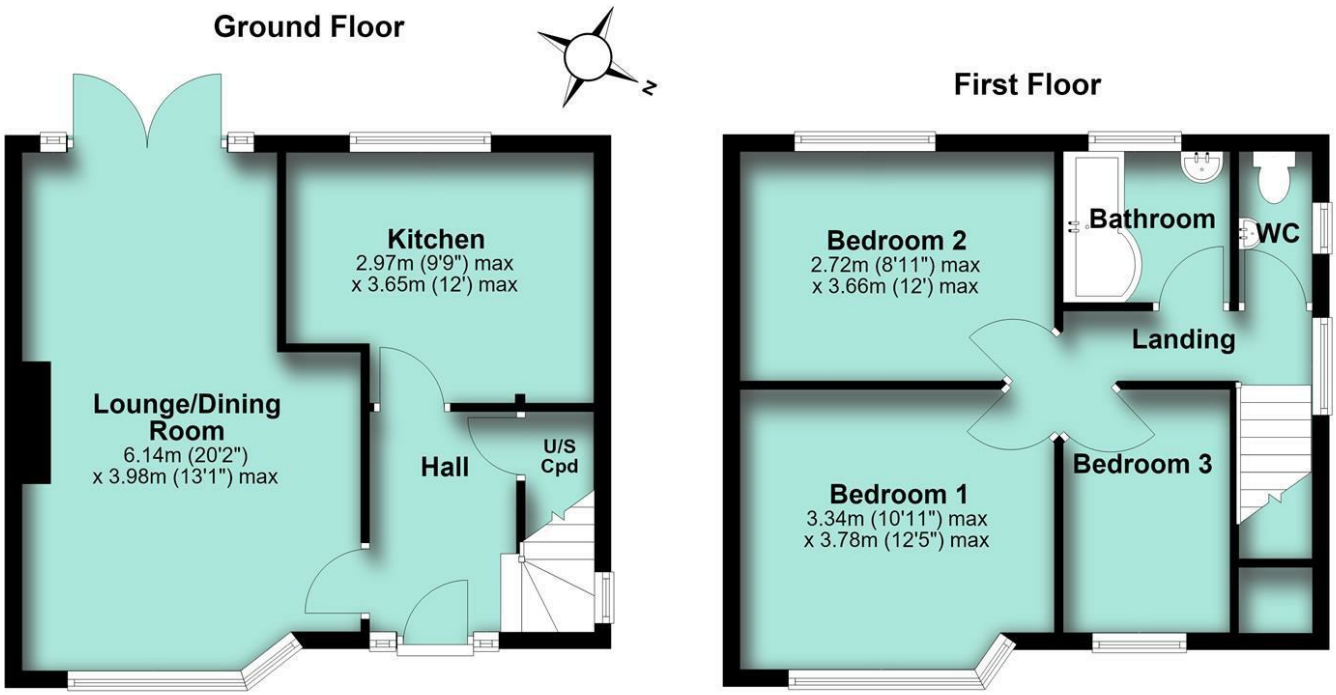




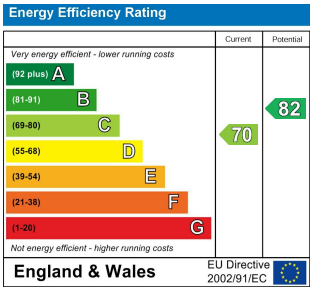


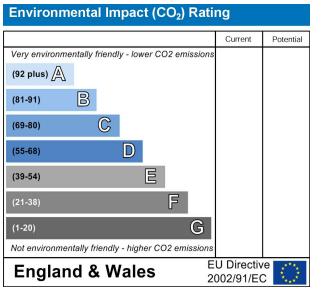


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Plan produced using PlanUp.





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