HOW TO GET THERE

To reach the property by car, exit the A45 onto the A5193 (London Road) towards the town centre, then turn left onto Castle Road where the lodge is positioned right at the historic cemetery gates. For rail travelers, Wellingborough Railway Station is just over half a mile away, offering direct links to London St Pancras in around 50 minutes. From the station entrance, it is a flat and straightforward ten-minute walk straight up Midland Road to reach the doorstep. Alternatively, numerous local bus routes stop at central town hubs like Broadway and Castle Way, leaving you with a brief three-to-five-minute stroll to the property.

LOCAL AMENITIES

Cemetery Lodge perfectly balances a unique, historic setting with immediate access to Wellingborough town centre, putting the Swansgate Shopping Centre and a major Morrisons supermarket just a short stroll away. Entertainment and family needs are exceptionally well-catered for, with the premier Castle Theatre located just around the corner and All Saints CEVA Primary School situated on the neighboring street. Residents can enjoy excellent outdoor spaces nearby, ranging from the expansive green walking trails of Croyland Park to the quiet, mature tree-lined borders right outside the doorstep. For commuters, the property boasts superb transport links, sitting just a ten-minute flat walk from Wellingborough Railway Station for direct trains to London St Pancras in roughly 50 minutes, alongside swift driving access to the A45.

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,140 (£950 plus VAT).

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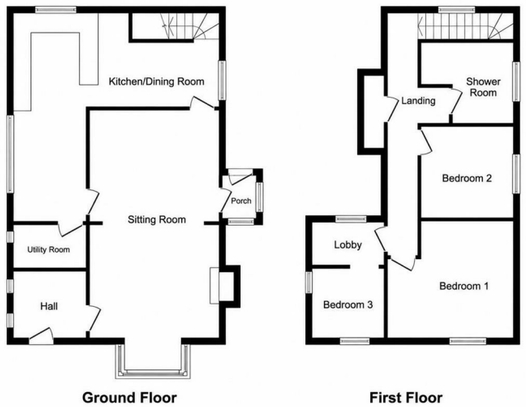

Not to scale. For illustrative purposes only

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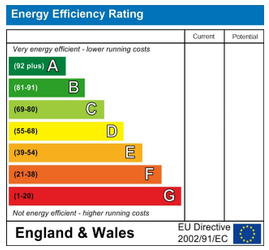

Cemetery Lodge 51 Castle Road, Wellingborough, NN8 1LL

For auction Auction Guide £250,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £250,000 - £275,000
VIEWINGS - BY APPOINTMENT ONLY - CONTACT THE OFFICE TO BOOK IN

A rare and exciting opportunity to acquire a unique Grade II Listed detached stone lodge cottage, occupying a highly desirable and picturesque position within historic church grounds. Offered with vacant possession and no onward chain, this characterful property boasts a wealth of original period features including leaded light windows, cast iron radiators, wood panelling and feature fireplaces. The accommodation extends to include two reception rooms, three bedrooms, a kitchen, breakfast room, utility room and further versatile living space. Whilst immediately habitable, the property offers scope for cosmetic enhancement, allowing purchasers to add value and create a truly exceptional home. Opportunities to acquire detached listed properties of this nature are exceptionally rare, particularly within such a unique setting. Ideal for owner-occupiers, developers, holiday let operators or buyers seeking a distinctive investment, Cemetery Lodge offers significant lifestyle appeal combined with long-term capital growth potential

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

Cemetery Lodge 51 Castle Road, Wellingborough, NN8 1LL

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Entered via front door, hall features tiled floor, built in storage cupboards, radiator, windows to front & side elevations.

LIVING AREA

15'2 x 13'10

Leaded light bay window at front elevation, wood panelling to dado rails, open fireplace, ceiling spotlights, cast iron radiator, display alcove & carpet flooring

DINING AREA

12'8 x 12'5

Leaded light window to side elevation, stairs rising to first floor landing, two paneled radiators, ceiling lights & carpet flooring

KITCHEN

11'8 x 10'2

Leaded light window to rear elevation, kitchen contains stainless steel sink unit inset to work surface, range of base and wall mounted storage units, built-in oven, hob, extractor hood, built-in dishwasher, row of spotlights, tiled splash backs and floor.

BREAKFAST AREA / SNUG

8'5 x 7'5

Leaded light window to side elevation & built-in window seat.

UTILITY ROOM

6'11 x 4'8

Frosted window to side, plumbing for washing machine, radiator, fuse box & how water tank.

FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 11'11

Leaded light window to front, two cast iron radiators, hatch to loft space, ceiling lights & carpet flooring

BEDROOM TWO

9'10 x 9'10

Leaded light window to side, radiator.

BEDROOM THREE

6'8 x 6'8

Leaded light windows to front and side elevations, radiator & hatch to loft space.

SHOWER ROOM/ WC

Leaded light window to side, comprising built-in standing double shower cubicle, pedestal wash hand basin, low level WC, tiled splash backs and floor, ceiling lights, hatch to loft, built-in storage cupboard and seat.

LOBBY / DRESSING ROOM

5'11 x 4'10

Leaded light window to rear, radiator & floor to ceiling wardrobes.

OUTSIDE

GARDEN SPACE

Paved patio area with mixture of bushes, shrubs trees & fenced border

SERVICES

Main drainage, gas, water and electricity are connected.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

COUNCIL TAX

Wellingborough Council Tax Band D

For further information on viewing call 0333 358 2245