



6 Thames Road, Wellingborough  
NN8 5WU

£265,000 Freehold

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A very smartly presented 3 bedroom semi-detached family house situated in the sought after Gleneagles area of Wellingborough. The property has been updated and improved by the current owners to create a comfortable and modern home.

The house features UPVC double-glazing, gas radiator central heating, off road parking, garage and easily maintained garden. The accommodation includes a hallway, ground floor cloakroom/WC, open plan living room/diner/refitted kitchen, landing, 3 bedrooms and refitted bathroom.

This is a very attractive property in a good area and an early viewing is advisable.

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## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Composite entrance door with double-glazed inset panel. UPVC double-glazed window. Stairs to 1st floor, radiator and doors off to:

### Cloakroom/WC

Modern suite comprising WC and corner washbasin. Radiator. Extractor Fan.

### Lounge/Diner/Kitchen

**23'7" max x 15'0" max (7.19m max x 4.57m max)**

A spacious open plan room. Lounge/diner area with under-stairs cupboard, coving, radiator, UPVC double-glazed window to the rear and UPVC double-glazed French doors that open to the rear covered patio. Kitchen area with a range of grey high gloss units to include single drainer sink, base pan drawers, base storage cupboards, wall cupboards, work-surface areas and breakfast bar. Ceramic hob, filter hood and electric oven. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Gas central heating boiler. UPVC double-glazed window to the front.

### First Floor Landing

Linen cupboard with batten shelving. Loft access. Doors off to:

### Bedroom 1

**12'5" inc wardrobes x 8'7" (3.78m inc wardrobes x 2.62m)**

Radiator, mirror fronted double wardrobe and UPVC double-glazed window to the rear.

### Bedroom 2

**10'11" max x 8'1" (3.33m max x 2.46m)**

Wardrobe/storage recess with curtain front. Radiator and UPVC double-glazed window to the front.

### Bedroom 3

**8'3" x 6'2" (2.51m x 1.88m)**

Radiator and UPVC double-glazed window to the rear.

### Bathroom

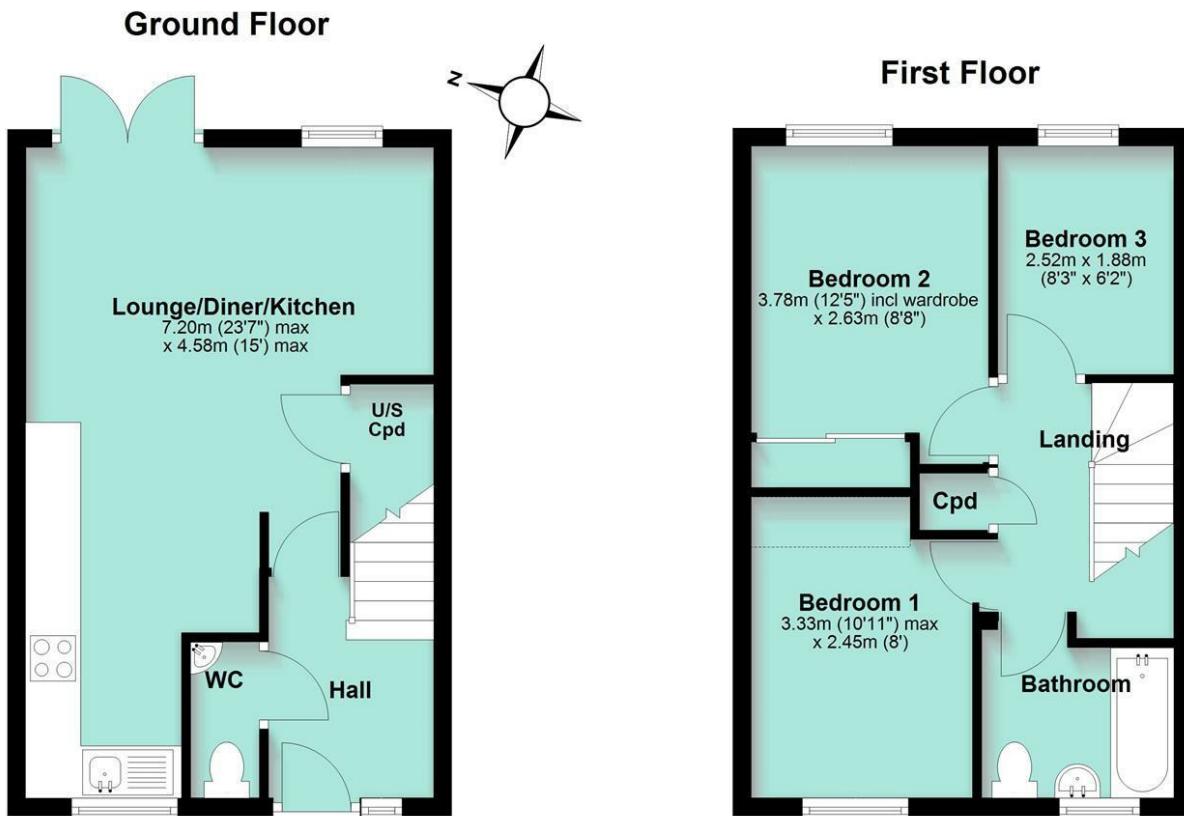
Refitted white suite comprising WC, vanity washbasin and panelled bath with shower mixer tap. Radiator. UPVC double-glazed window to the front.

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Plan produced using PlanUp.

