



# HARWOODS

Chartered Surveyors & Estate Agents



100 Roche Way, Wellingborough  
NN8 5YE

£290,000 Freehold

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A versatile 3 bedroom chalet style semi-detached property in a lovely position with views to the rear over Kilborn Park. The property offers flexible accommodation having a ground floor bedroom/study and a ground floor shower room. There are then two upstairs bedrooms with the main bedroom having an en suite shower room.

The ground floor space has been extended by the addition of a large conservatory which overlooks the garden and park behind. There is also a living room, dining room and kitchen. The property also features gas radiator central heating, UPVC double glazing, parking, car port and an EV charger. The garden is on several levels including a large patio that is ideal for summer entertaining.

This is a lovely property in a non-estate location and an early viewing is strongly recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double glazed front door, ceiling coving, double radiator, built-in cupboard (with shelving, gas meter and electricity consumer unit). Doors off to bedroom 3/study and lounge.

#### Study/Bedroom 3

10'0" x 7'10" max (3.05m x 2.39m max)

Built in wardrobe, double radiator, ceiling coving, shelved recessed cupboard and double glazed window to side.

#### Lounge

18'3" x 10'4" max (5.56m x 3.15m max)

Electric fire, radiator, ceiling coving, UPVC double glazed window to the front and archway giving access through to the adjoining dining room.

#### Dining Room

14'9" x 9'0" max (4.50m x 2.74m max)

Radiator, ceiling coving, door to shower room, UPVC double glazed patio door conservatory and archway leading to kitchen.

#### Conservatory

14'6" max x 10'11" max (4.42m max x 3.33m max)

Wooden flooring, electric heater, vaulted pitched polycarbonate roof, UPVC double glazed windows and UPVC double glazed French doors to the garden.

#### Kitchen

11'6" x 9'0" (3.51m x 2.74m)

1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards and work surface areas. Stainless steel filter hood, ceramic tile floor, plumbing for automatic washing machine, plumbing for dishwasher, ceiling coving, UPVC double glazed patio door to the conservatory.

#### First Floor Landing

Ceiling coving. Doors off to bedrooms one and two.

#### Bedroom 1

11'11" x 8'8" (3.63m x 2.64m)

Double radiator, under eaves storage, recess cupboard, ceiling coving and double glazed window to the rear with attractive open outlook. Sliding door leading to the ensuite shower room.

#### En Suite Shower Room

With white suite comprising corner shower, vanity wash basin and WC. Chrome towel radiator, cupboard housing the Ideal gas central heating boiler, double glazed skylight window.

#### Bedroom 2

21'11" max x 9'11" max (6.68m max x 3.02m max)

Double radiator, access to under eaves storage, fitted wardrobes and storage, double glazed skylight window and double glazed window to the rear with attractive open outlook.

#### Outside

Front garden planted with established shrubs. Block paved driveway provides parking for two cars one of which will be under the gated carport. EV car charging point, water tap and external double power socket. Side gate leads through to the rear garden.

The rear garden is tiered downwards and the elevated position gives views over the parkland to the rear. A generous sized patio adjacent to the conservatory gives lots of entertaining space. The garden is well stocked including shrub beds, lawn and further seating area with pergola. Useful timber garden shed.

#### 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.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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.

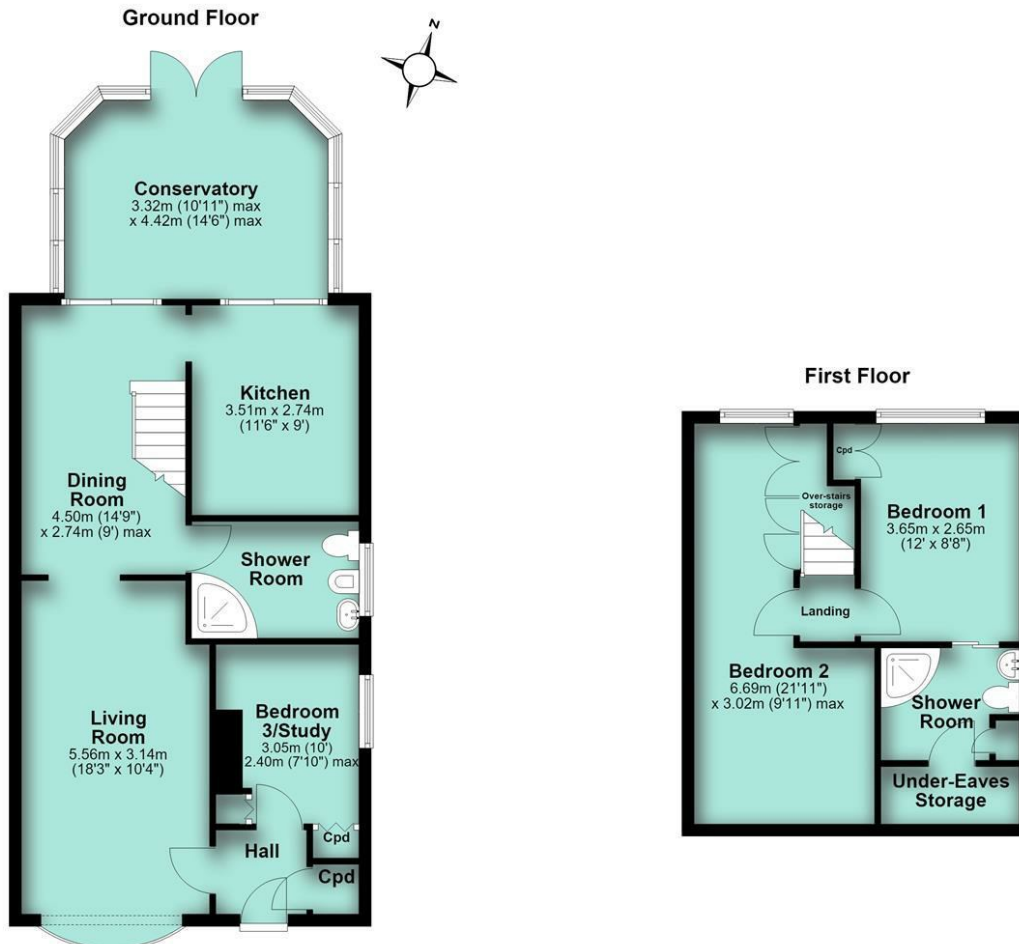
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Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC | 85        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |