



**Connells**

Grange Road  
WELLINGBOROUGH





### Property Description

\*\*\* Situated on the Redhill Grange development is this four bedroom detached home which is well presented throughout. Benefiting from two reception rooms, kitchen, utility & cloakroom to the ground floor as well as family bathroom & en-suite to bedroom one on the first floor. Garage & driveway.\*\*\*

### Entrance Hall

Double glazed door and window to front elevation and radiator.

### Lounge Diner

22' 7" To Bay x 11' 4" Max ( 6.88m To Bay x 3.45m Max )

Double glazed bay window to front elevation and double glazed patio doors to rear elevation. Electric, imitation wood burning stove and radiator.

### Kitchen

10' 4" x 8' 7" ( 3.15m x 2.62m )

Double glazed window to rear elevation. Fitted with a range of wall and base units with work surfaces over and 1.5 bowl stainless steel sink drainer with tiling to water sensitive areas.

### Utility Room

11' 2" Max x 7' 10" ( 3.40m Max x 2.39m )

Double glazed door and window to rear elevation. Fitted wall units, plumbing for washing machine and space for fridge freezer and tumble drier with work surfaces over and tiling to water sensitive areas. Radiator.

### Cloakroom

Double glazed window to side elevation, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.

### Conservatory

11' 2" x 10' 7" ( 3.40m x 3.23m )

Double glazed French doors to side elevation and double glazed windows to rear and side elevations.

## First Floor Landing

Cupboard housing boiler and loft access.

## Bedroom One

16' 1" x 7' 11" ( 4.90m x 2.41m )

Double glazed window to front elevation and radiator.

## En-Suite

Double glazed window to rear elevation. Shower cubicle, low level wc and vanity wash hand basin with full tiling and ladder style radiator.

## Bedroom Two

12' 4" x 9' 7" ( 3.76m x 2.92m )

Double glazed window to front elevation and radiator.

## Bedroom Three

9' 11" x 9' 7" ( 3.02m x 2.92m )

Double glazed window to rear elevation and radiator.

## Bedroom Four

8' 3" x 8' ( 2.51m x 2.44m )

Double glazed window to front elevation and radiator.

## Bathroom

Double glazed window to rear elevation. Bath with shower over, low level wc and vanity wash hand basin with full tiling and radiator.

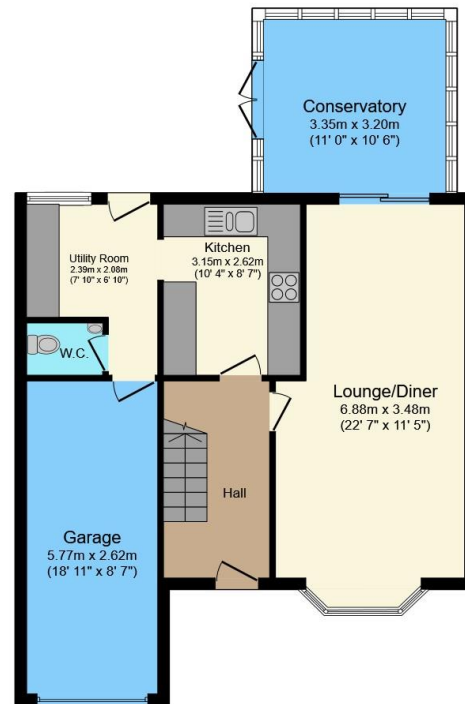




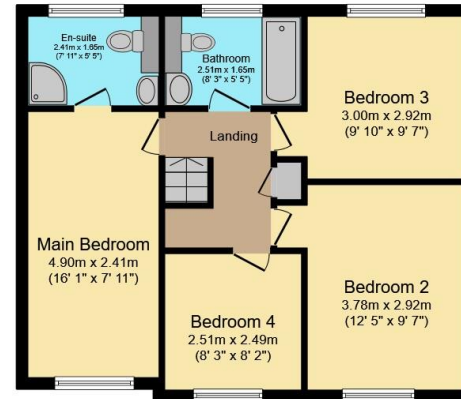








**Ground Floor**



**First Floor**

Total floor area 127.8 m<sup>2</sup> (1,376 sq.ft.) approx

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**Connells**

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: RDN405983 - 0004