HARWOODS
Chartered Surveyors & Estate Agents







7 Sandringham Close, Wellingborough
NN8 2EJ

£290,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty .co.uk

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7 Sandringham Close, Wellingborough, NN8 2EJ

For sale with no upward chain; a late 1990's built, 3-bedroom detached family home, positioned to the west of the town a no through road, and conveniently placed for shops, schools and Croyland Park. The house is just over 2 miles from Wellingborough Train Station (with a service to London St Pancras in 50 minutes) and is a short drive from the A45 road network (linking to the M1, A14, A6 and A1).

Featuring UPVC double glazing and gas central heating; the accommodation consists of an entrance porch that opens into the living room, separate dining room, sitting (formally the garage) fitted kitchen, utility, cloakroom. Upstairs there are 3 well-proportioned bedrooms with an ensuite to the master and generous bathroom suite. Outside there is a driveway at the front of the house, whilst to the rear is an enclosed garden that is mainly laid to lawn.

The house has much to offer and would be ideal for a family looking for more space. Viewing recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hallway
Approaching the house from the front, door into the hall with doors to the downstairs bedroom/sitting room and the lounge.

Living Room
14'1" x 10'11 (4.29m x 3.33m)
Nice size living room that features laminate flooring, double glazed window to the front, fire place with inset electric fire, stairs rising to the first floor and door to the dining room.

Dining Room
8'0" x 11'11" (2.44m x 3.63m)
Laminate flooring, radiator, patio doors to the garden and door to the kitchen.

Kitchen
9'6" x 9'5" (2.90m x 2.87m)
Horseshoe shaped kitchen that plenty of work top space and features an integrated oven and hob, sink an drainer, plumbing for a washing machine or dishwasher, double glazed window to the rear, door to the utility room and WC.

Sitting Room
16'0" x 7'11" (4.88m x 2.41m)
Versatile room currently used as a bedroom but formally the garage. The room features laminate flooring, radiator, and double glazed window to the rear.

Utility Room and Separate Cloakroom
Utility Room features plumbing for a washing machine or dishwasher, work top, door to the WC and side door leading to the garden. The Cloakroom features a WC, wash hand basin, and under stairs storage cupboard.

First Floor Landing
Fitted carpet, doors to all first floor rooms, overstairs storage cupboard housing the boiler and loft hatch.

Bedroom 1
13'11" x 9'8" (4.24m x 2.95m)
Laminate flooring, radiator, door to ensuite and double glazed window to the rear.

Ensuite
Shower cubicle, tile splash backs, WC, wash hand basin and double glazed window.

Bedroom 2
13'4" x 11'4" (4.06m x 3.45m)
Lovely size second bedroom that features fitted carpet, radiator, and double glazed window to the front.

Bedroom 3
7'9" x 9'8" (2.36m x 2.95m)
Good size single bedroom that features fitted carpet, radiator, and double glazed window to the front.

Bathroom
Spacious bathroom suite consisting of a bath with shower over, tile splash backs, WC and wash hand basin.

Outside - Front
Hardstanding driveway providing off road parking, lawn garden to the side and pathway leading to the rear garden.

Rear Garden
North Westerly facing garden that is mainly lawn but side gravelled area and paved patio.

Council Tax
North Northamptonshire Council. Band

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.






THEATRE OF DREAMS











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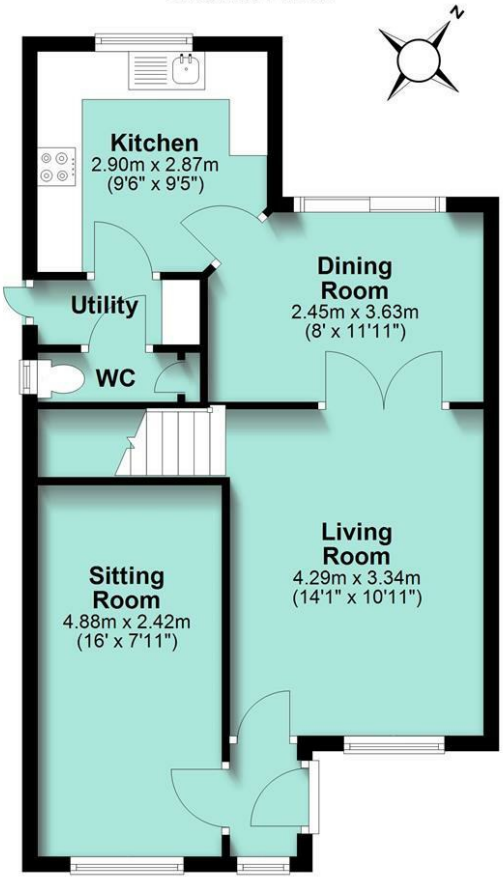
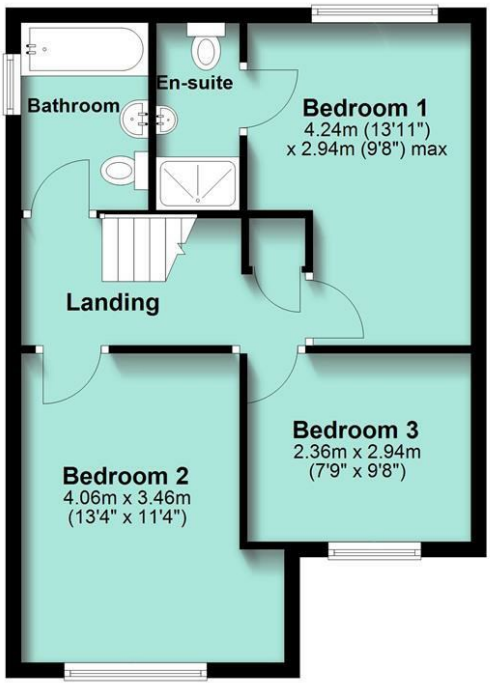
Ground Floor



First Floor



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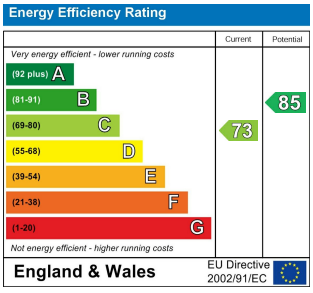
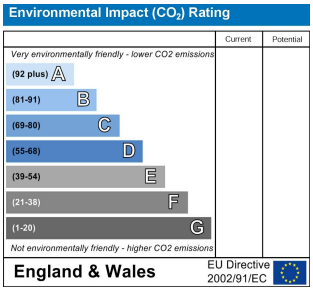
Plan produced using PlanUp.





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