



**10 Longlands Close, Wellingborough
Northamptonshire NN8 3FU**

£220,000 Freehold

10 Longlands Close, Wellingborough, Northamptonshire NN8 3FU

A modern 2 bedroom semi-detached house situated within a cul de sac position and available with no onward chain.

The property offers an entrance hall with cloakroom/wc off, lounge/diner with French doors to the garden, kitchen, landing, two generous double bedrooms and a bathroom with shower over the bath.

The property has gas radiator central heating, UPVC double-glazing' parking for two cars (side by side) and a southerly aspect rear garden with lawn, patio and timber shed.

The property would be ideal for first time buyers, downsizers or buy to let investors and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite front door with inset double-glazed panel. Radiator, electricity consumer unit, staircase rising to 1st floor landing, under-stairs cupboard and panelled doors off to:

Cloakroom/WC

White suite comprising close-coupled WC and pedestal washbasin. Radiator. Extractor fan.

Lounge/Diner

15'5" x 10'8" (4.70m x 3.25m)

Double radiator, TV point, telephone point, ethernet point, UPVC double-glazed window to the rear and UPVC double-glazed French doors to the rear

Kitchen

11'5" x 7'11" (3.48m x 2.41m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Plumbing for washing machine, space for cooker with gas and electric cooker points, part tiled walls, wall mounted extractor fan, double radiator, Ideal Logic gas boiler and UPVC double-glazed window to the front.

First Floor Landing

Loft access, UPVC double-glazed window to the side and doors off to:

Bedroom 1

15'5" x 10'6" (4.70m x 3.20m)

Radiator, TV point, ethernet point and two UPVC double glazed windows to the rear.

Bedroom 2

15'5" max 11'11" min x 10'2" max (4.70m max 3.63m min x 3.10m max)

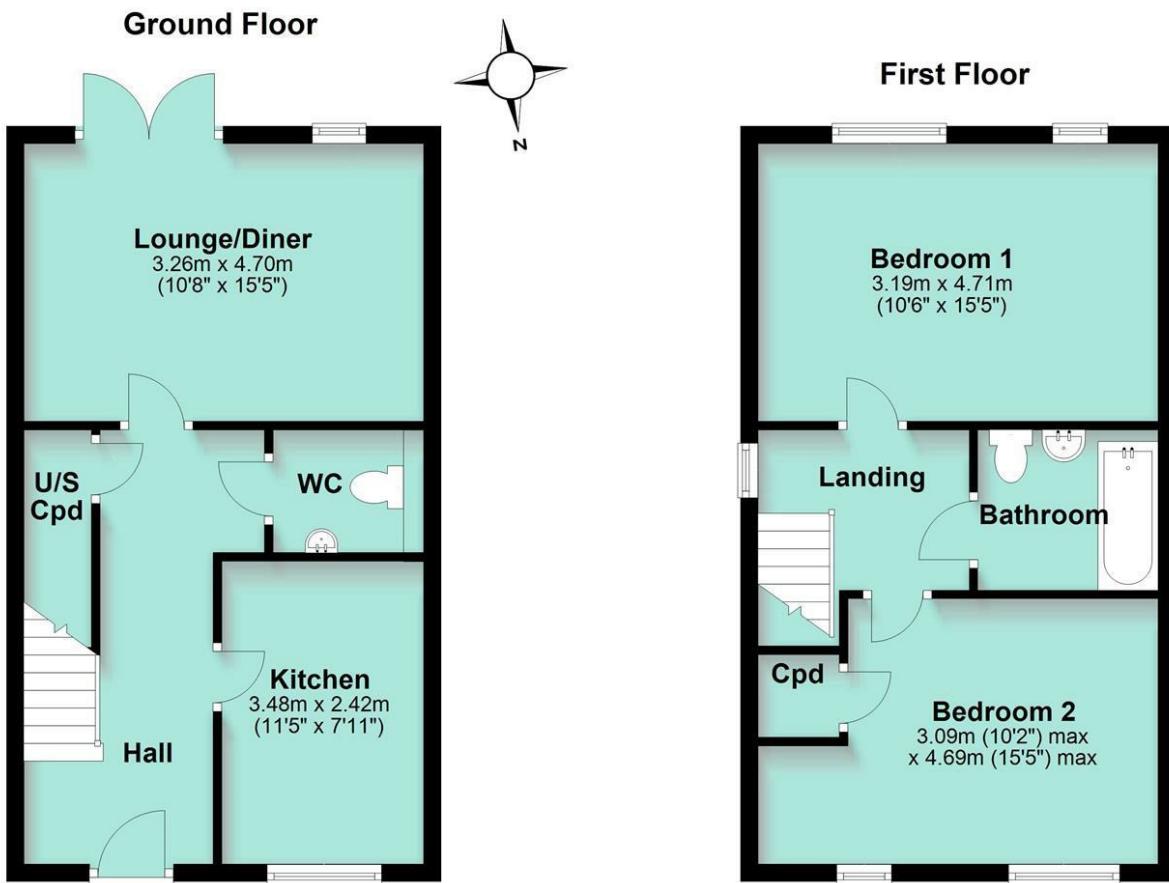
Radiator, TV point, ethernet point, built-in cupboard and two UPVC double-glazed windows to the front.

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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.

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	