



Fallowfield, Wellingborough NN9 5YY

welcome to

Fallowfield, Wellingborough

A deceptive and well presented three/four bedroom detached family home located in the highly sought after Redhill Grange development. The property boasts three generous bedrooms, bedroom four/annex with wet room and conservatory (19'11 x 10'5). An internal inspection is a must.



Storm Porch

Entrance Hall

Frosted double glazed door with side panels, tiled floor, radiator, stairs rising to first floor landing.

Cloakroom

Frosted double glazed window to side. Suite comprising wall mounted wash hand basin, low level WC, tiled splash backs and floor, radiator.

Lounge

18' 3" x 12' 7" (5.56m x 3.84m)
Double glazed windows to front, coving to ceiling, two radiators, feature fireplace.

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m)
Tiled floor, door to garage/store, coving to ceiling, radiator.

Annex / Bedroom Four

14' 7" x 8' 6" (4.45m x 2.59m)
Double glazed window to rear, wood laminate flooring, radiator.

Wet Room

Built-in electric shower, pedestal wash hand basin, low level WC, tiled splash backs, extractor fan.

Kitchen

12' 2" x 8' 11" (3.71m x 2.72m)
Double glazed window and door to rear. Kitchen comprising, one and half bowl stainless steel sink and drainer unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor, built-in storage cupboard, breakfast bar, tiled splash backs and flooring, coving to ceiling.

Conservatory

19' 11" x 10' 5" (6.07m x 3.17m)
Double glazed windows to side and rear, further French doors to side, wood laminate flooring, radiator.

First Floor Landing

Stairs rising from the entrance hall, access to loft space (boarded with light), doors to the bedrooms and bathroom.

Bedroom One

15' 8" max x 9' (4.78m max x 2.74m)
Restricted height. Double glazed window to rear, built-in wardrobes and storage cupboards, eaves access.

Bedroom Two

12' 8" x 8' (3.86m x 2.44m)
Double glazed window to front, eaves storage cupboard, radiator.

Bedroom Three

10' x 8' 10" (3.05m x 2.69m)
Restricted height. Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to side, panelled bath with screen and shower, vanity unit with wash hand basin, low level WC, tiled splash backs and floor.

Externally

Front

Block driveway to the garage, planted bed and gated side access to rear garden.

Rear Garden

Enclosed by timber fencing, secluded paved patio area, steps to artificial lawn and gravel area, further steps to gravel area and hard standing for garden shed.

Garage

Up and over door, side pedestrian access.



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welcome to Fallowfield, Wellingborough

- Detached Family Home
- Three Generous Size Bedrooms
- Conservatory
- Sought After Redhill Grange Development
- Viewing A Must

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBR114656 - 0003

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