



**Connells**

Bradshaw Way  
Irchester Wellingborough



## Property Description

Lounge and kitchen diner with pantry, three bedrooms and first floor shower room. The property is accessed via a driveway leading to the single garage and front door and benefits from well maintained and well stocked gardens to both front and rear.\*\*\*

## Entrance Hall

Double glazed door and window to front elevation.

## Lounge

Double glazed window to front elevation, gas fire and radiator.

## Kitchen

Double glazed patio doors and window to rear elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer. Electric oven and gas hob with cooker hood over. Larder.

## Utility Room

Double glazed stable door and two double glazed windows to rear elevation. Fitted with a range of wall and base units with work surfaces over and plumbing/space for appliances.

## First Floor Landing

Double glazed window to side elevation and loft access.

## Bedroom One

Double glazed window to rear elevation, fitted wardrobes and radiator.

## Bedroom Two

Double glazed window to front elevation, storage cupboard and radiator.

## Bedroom Three

Double glazed window to front elevation and radiator.

## Shower Room

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

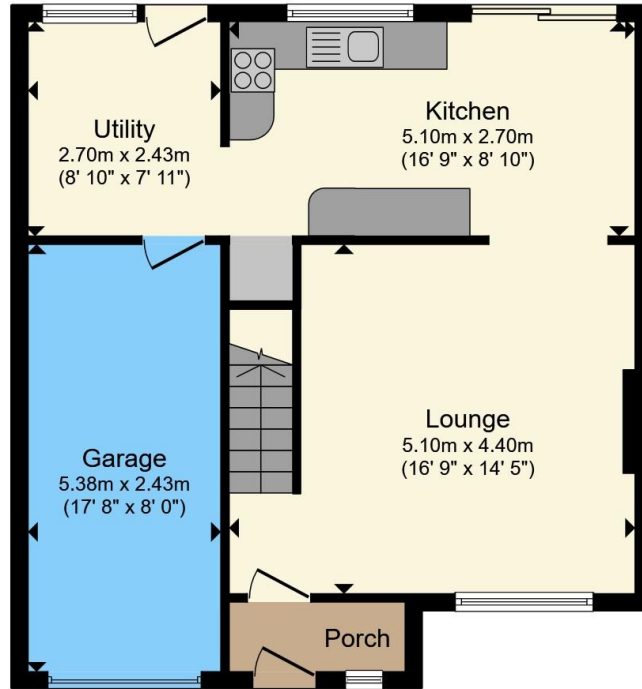
## Rear Garden

Mainly laid to lawn with gravel and patio areas and a selection of fruit trees to include Apple, Cherry, Pear and Plum.

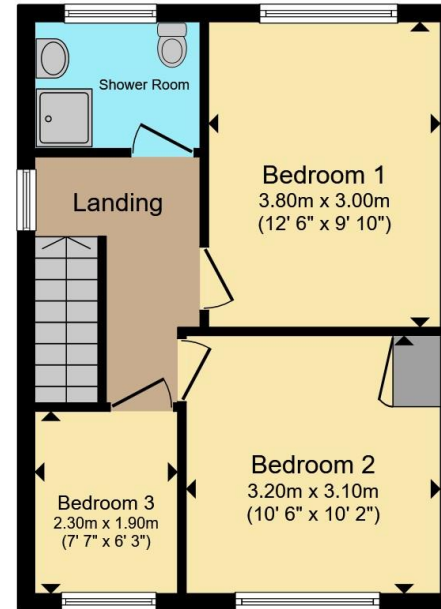








**Ground Floor**



**First Floor**

Total floor area 96.3 m<sup>2</sup> (1,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
RUSHDEN NN10 0PJ

EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RDN406153](http://connells.co.uk/Property/RDN406153)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RDN406153 - 0003