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43 Wollaston Road, Wellingborough, NN29 7DA

£239,995





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- Brick Built Garage At The Rear
- 2 Generous Double Bedrooms
- Gas Radiator Central Heating
- Village Location
- Extended Kitchen/Breakfast Room
- Impressive Refitted Bathroom
- UPVC Double Glazing
- Loft Room
- Close To Schools & Local Amenities
- Wood Burning Stove

FOR SALE WITH NO UPWARD CHAIN ! Located on Wollaston Road in the popular village of Irchester is this delightful family home offering an excellent opportunity for those seeking a comfortable and modern living space.

Upon entering, you are welcomed into a spacious open plan lounge/diner with wood burning stove, an ideal setting for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The extended kitchen/breakfast room is another great feature which the current owner is using as a home office area.

Upstairs you will find 2 generous double bedrooms and an impressive refitted bathroom with over sized bath and separate shower enclosure, ensuring a touch of luxury in your daily routine. Another great feature worth noting is the loft room which is fully insulated, plastered and has 2 velux windows providing good natural light. The loft room is currently being used as a home gym space and is access via a sturdy loft ladder with wide hatch.

To the front there is bay parking for residents but this is not allocated parking. To the rear is a smart low maintenance style garden with composite decking, Indian sandstone patio, substantial fencing, secure gated rear gate and access door into the garage. The brick built garage is accessed via a service road and offers car parking, convenient storage solutions or potential workshop.

This home is not only well-appointed but also situated in a desirable location, close to local amenities, schools and transport links, making it an ideal choice for those looking to settle in a friendly community. With its blend of modern comforts and practical features, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Porch

Entrance Hall

Lounge

11'4 not inc bay x 11'7 max (3.45m not inc bay x 3.53m max)

Dining Area 12'5 max x 11'1 (3.78m max x 3.38m)

Kitchen/Breakfast Room 24'10 x 7' (7.57m x 2.13m)

Landing

Bedroom 1 15'1 max x 11'4 (4.60m max x 3.45m)

Bedroom 2 11'5 x 10'1 max (3.48m x 3.07m max)

Bathroom 12'8 x 6'8 (3.86m x 2.03m)



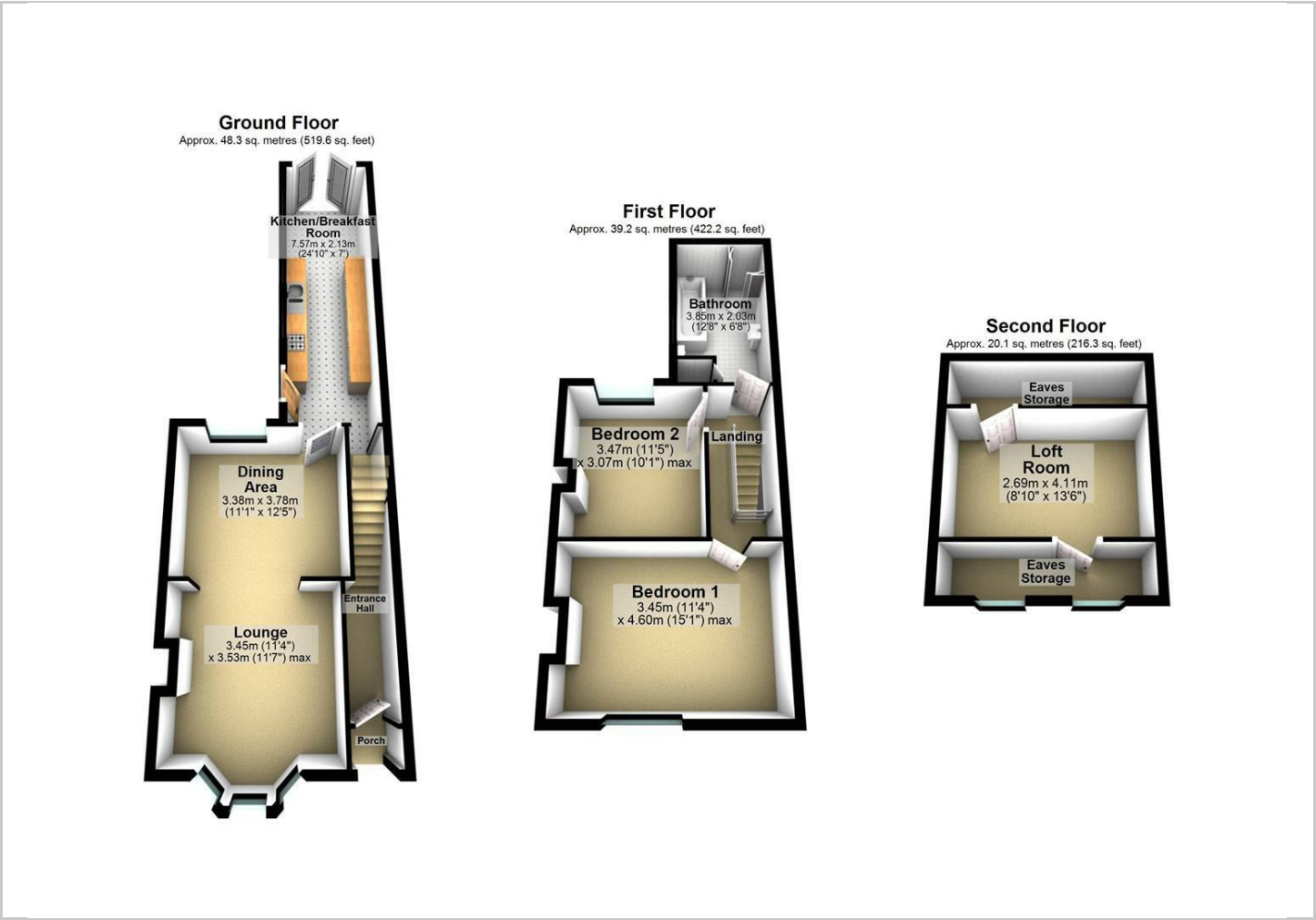


Directions





Floor Plans



Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

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