

NEW INSTRUCTION



WELLINGBOROUGH

Finedon Road, Wellingborough, NN8 4AS



DAVID COSBY
ESTATE AGENTS



Finedon Road

Wellingborough, NN8 4AS

Total Gross Internal Area Exc. Garage | 120 sqm (1292 sqft)

Features

- No onward chain
- Modern three-storey townhouse
- Three double bedrooms
- Two reception rooms arranged over separate floors
- Principal bedroom with en suite shower room
- Ground floor cloakroom and family bathroom
- Enclosed rear garden with patio area
- Separate brick-built garage
- Convenient access to Wellingborough town centre
- Approximately 1 mile from Wellingborough railway station

Description

A modern three-storey townhouse constructed in approximately 2008 and forming part of an attractive residential development on the eastern side of Wellingborough.

The property provides well-planned and versatile accommodation extending to three floors, with living and bedroom space arranged to suit a variety of occupiers. The ground floor comprises an entrance hall, cloakroom, well-appointed kitchen/breakfast room and a spacious reception/dining room extending across the full width of the rear of the property with direct access to the garden. The first floor includes a generous sitting room with Juliet balcony, together with a double bedroom and family bathroom, whilst the second floor provides two further double bedrooms, including a principal bedroom with en suite shower room.

Externally, the property is approached via a pedestrian pathway screened from Finedon Road by established hedging and railings. To the rear is an enclosed garden, principally laid to lawn, with patio and gravel seating areas together with gated access. A separate brick-built garage provides useful parking and storage accommodation.

The property occupies a convenient position within easy reach of Wellingborough town centre, local amenities, recreational facilities and the railway station, which offers direct services to London St Pancras International.

A MODERN TOWNHOUSE WITH THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, AN ENCLOSED REAR GARDEN AND SEPARATE GARAGE, OFFERED FOR SALE WITH NO ONWARD CHAIN.



The Property

Entrance Hall

A bright entrance hall with neutral emulsion walls and white six-panel doors opening to the principal ground floor reception/ dining room, kitchen/breakfast room and cloakroom. The floor is finished with timber-effect sheet vinyl, while a quarter-winder staircase with fitted carpet and turned balustrades rises to the first-floor accommodation. Mains-backed smoke detection is fitted, together with individual Wi-Fi extenders at each floor level.

Kitchen/Breakfast Room

Located to the front right-hand side of the property, the kitchen/breakfast room is well appointed with a good range of modern base and wall units, timber-effect fronts, chrome handles and terrazzo-effect roll-top work surfaces with tiled splashbacks.

Natural light is provided by a sash-style window to the front aspect. Integrated appliances include a stainless steel sink with chrome mixer tap, electric oven and four-burner gas hob with extractor over. There is space for a washing machine and dishwasher, together with an allocated space for a tall fridge freezer. The floor is finished with timber-effect laminate boards, and there is ample space to the front of the room for a breakfast table and chairs.

Cloakroom

Fitted with a close-coupled WC and ceramic pedestal wash hand basin with chrome pillar taps. The cloakroom is neutrally decorated, with splashback tiling above the basin. A frosted two-unit casement window to the front aspect provides natural light and ventilation. The floor is finished with sheet vinyl.

Ground Floor Reception/Dining Room

The ground floor reception/dining room occupies the full width of the rear of the property, with good natural light provided by a top-hung sash-style window and French doors opening onto the patio.

The room provides space for a dining table and chairs, together with soft furnishings and audio-visual equipment. A built-in cupboard beneath the stairs offers useful storage. The floor is finished with cut-pile carpet and the walls are neutrally decorated.



The Property

First Floor Landing

The first-floor landing is finished with matching cut-pile carpet and provides access via white six-panel doors to the first-floor sitting room, Bedroom 2 and the family bathroom. Staircase access continues to the second-floor accommodation.

First Floor Reception/Sitting Room

A pleasant first-floor sitting room with good natural light from its elevated position, provided by a top-hung sash-style casement window and double-glazed French doors opening to a Juliet balcony. The room is well proportioned and includes a separate recessed area beneath an arched alcove, with an additional pendant light over. The floor is finished with cut-pile carpet and the walls are neutrally decorated.

Bedroom 3

Located to the rear right-hand side of the property, Bedroom 3 is a double bedroom with a sash-style window overlooking the rear garden. The room has cut-pile carpet, neutral decoration and a three-door wardrobe with hanging rail and upper shelving, providing good storage space.

Family Bathroom

Located to the rear left-hand side of the property, the family bathroom is fitted with a three-piece suite comprising bath with chrome mixer tap and shower hose, ceramic pedestal wash hand basin with chrome mixer tap, and close-coupled WC. The walls are neutrally decorated, with large-format ceramic tiling above the sanitary appliances. The floor is finished with terrazzo-effect sheet vinyl.



The Property

Second Floor Landing

Accessed via a further quarter-winder staircase with cut-pile carpet, the second-floor landing provides access to Bedrooms 1 and 3 via matching white six-panel doors. A useful airing cupboard houses the modern hot water cylinder and includes slatted pine shelving for linen storage.

Bedroom 1

Bedroom 1 is positioned to the front aspect and benefits from good natural light from two separate sash-style windows, with far-reaching views. The room has matching cut-pile carpet and neutral wall decoration. A part-mirrored four-door wardrobe, with hanging rail and upper shelving, provides good storage. A matching panel door opens to the en suite.

En Suite

Fitted with a modern suite comprising ceramic pedestal wash hand basin with chrome mixer tap, close-coupled WC and double-width shower cubicle with tempered glass screen and chrome wall-mounted shower fitting. The walls are neutrally decorated, with ceramic tiling to the shower area and behind the wash hand basin and WC. The floor is finished with terrazzo-effect sheet vinyl, and mechanical extract ventilation is installed.

Bedroom 2

Bedroom 2 is also a double bedroom, with two separate sash-style windows overlooking the rear garden. The room has neutral wall decoration, cut-pile carpet and a two-door wardrobe with hanging rail and upper shelving, providing useful storage.



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Grounds

Front Aspect

The property is approached via a shared paved footpath, screened from Finedon Road by hedging and railings. A deep laurel hedge provides further privacy to the front boundary.

The front elevation is well detailed, with a traditional panelled entrance door beneath a fanlight and portico. Sash-style windows with cambered brick arches and a decorative Juliet balcony.

Rear Aspect

The property benefits from separate shared pedestrian access to the rear, leading around from the single garage. The rear garden is gated and mainly laid to lawn, with some cutting back currently required.

A pathway extends around the rear of the property to a patio area, where French doors open from the main sitting room. There is also a separate gravelled area, suitable for pots, seating or outdoor dining. The boundaries comprise close-board timber fencing and adjoining facing-brick walls.

Garage

The property benefits from a separate brick-built garage with an aluminium up-and-over door, providing useful storage and parking space.



Location

Wellingborough is a historic market town within North Northamptonshire, offering a comprehensive range of shopping, educational and leisure facilities. The town continues to benefit from investment centred around its traditional market and established residential neighbourhoods.

The property is situated on Finedon Road, to the eastern side of the town centre, within convenient reach of local shops, schools and everyday amenities. The surrounding area comprises a mix of established housing and more recent development.

For commuters, Wellingborough railway station is located approximately 1 mile to the west and provides regular direct services to London St Pancras International, making the town a popular choice for those travelling to the capital and other regional centres. Road communications are equally convenient, with the A45 providing access to Northampton, Rushden, the M1 motorway and the wider strategic road network.

The area benefits from a variety of leisure and recreational opportunities. Wellingborough Embankment, a popular riverside park extending along the River Nene, provides attractive walking routes, open green space and access to waterside recreation. The nearby Rushden Lakes retail and leisure destination offers an extensive range of national retailers, restaurants and leisure facilities, whilst the surrounding Northamptonshire countryside provides further opportunities for walking, cycling and outdoor pursuits.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity

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

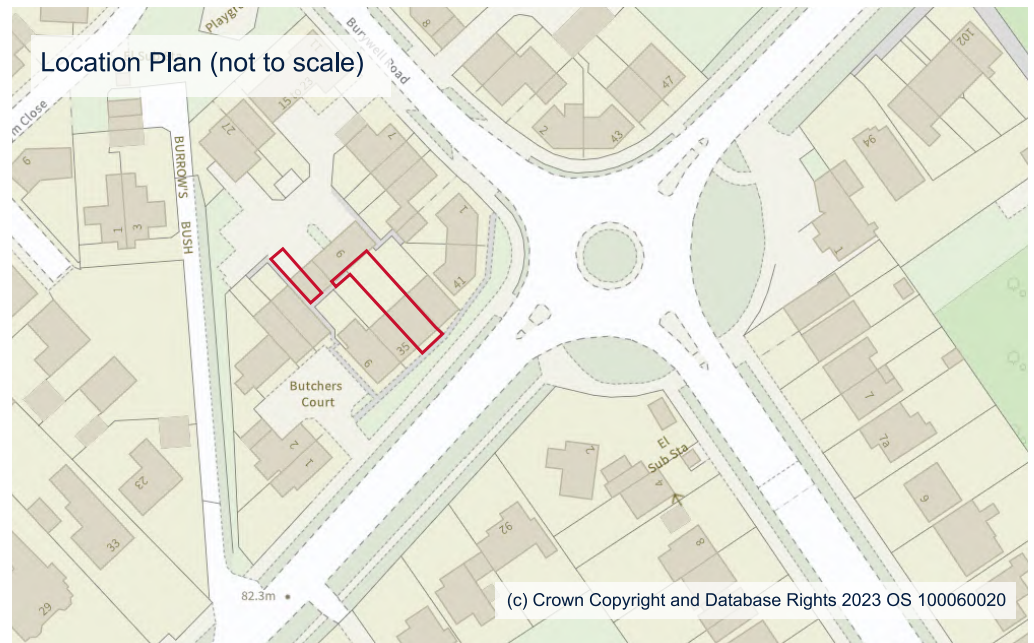
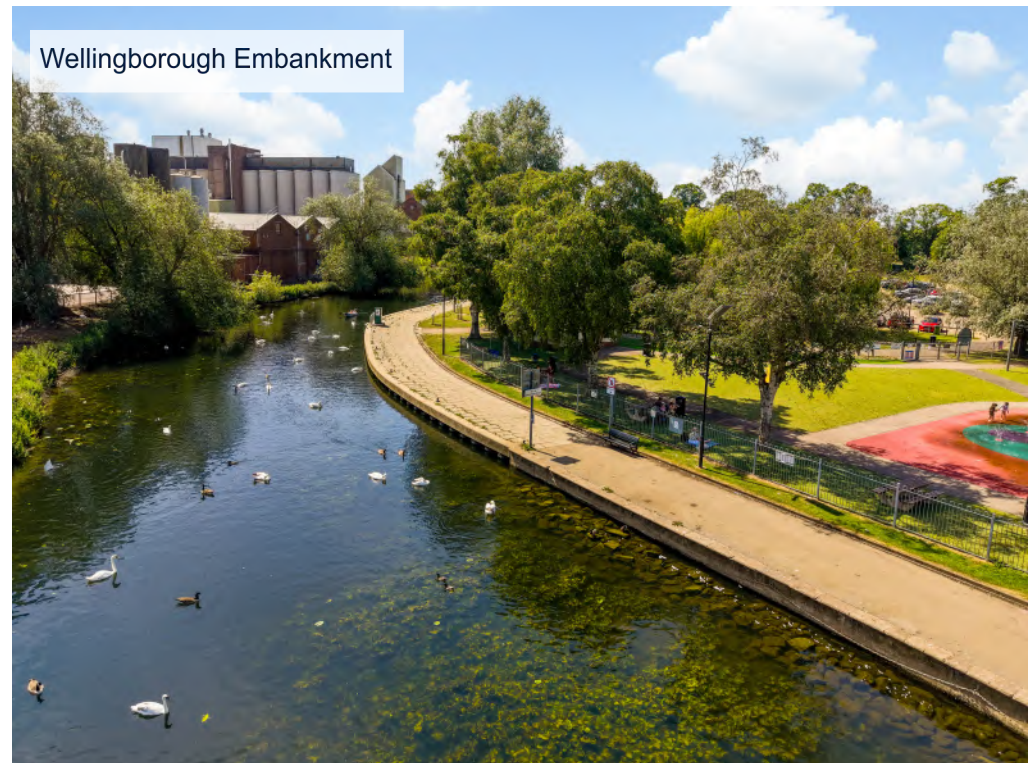
Broadband: Ultrafast Broadband Available - 1000Mbps Download

Heating: Gas fired boiler providing hot water and central heating

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person.**



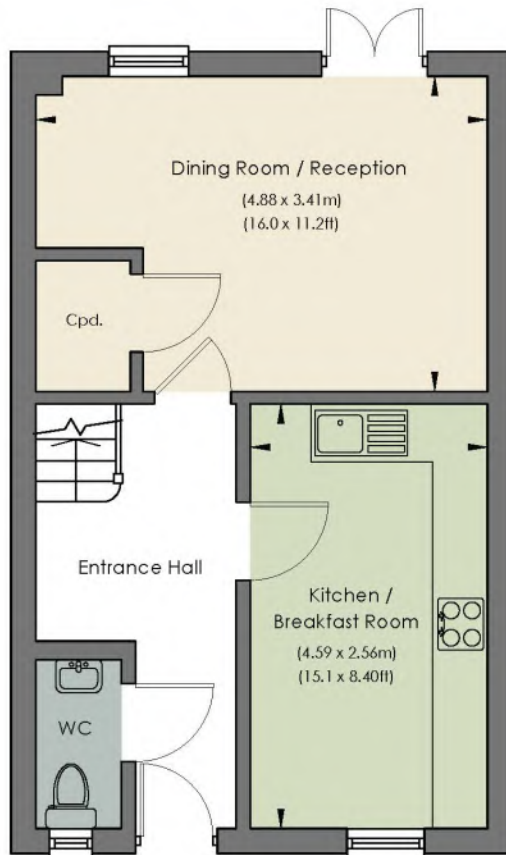
Finedon Road, Wellingborough, NN8 4AS

Approximate GIA (Gross Internal Area) Exc. Garage = 120 sqm (1292 sqft)

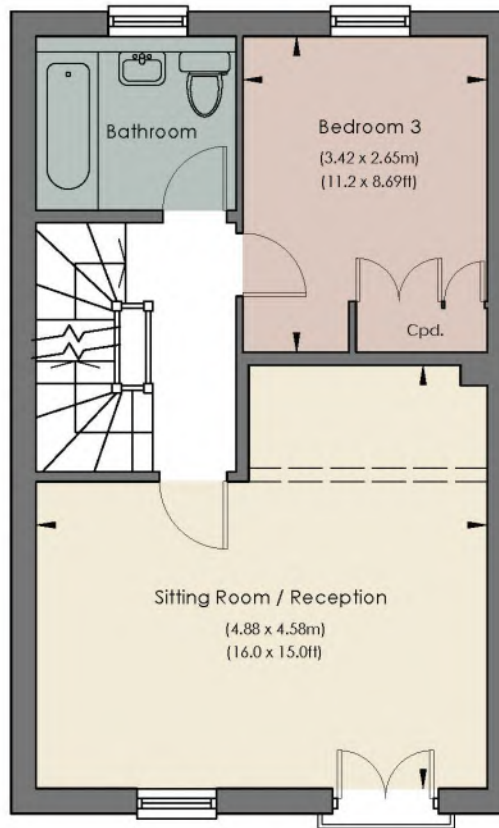


David Cosby Chartered Surveyors & Estate Agents

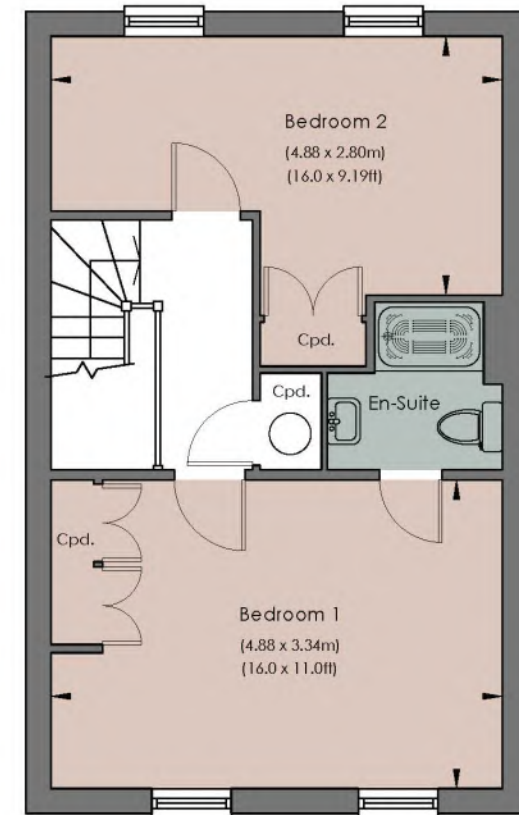
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 40 sqm (431 sqft)



FIRST FLOOR GIA = 40 sqm (431 sqft)



SECOND FLOOR GIA = 40 sqm (431 sqft)



NORTHAMPTON

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