



“Step on the Ladder”



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Offering excellent proportions, a generous corner plot with off road parking, and a quality finish throughout, this wonderful two bedroom Property is the perfect home for first time buyers!

Property Highlights

Conveniently located within close walking distance of five local schools and various parks, and the town centre is accessible on foot in around 10 minutes. The A509 is just a short drive away providing excellent travel links by car to the A45, A14 and M1, and Rushden Lakes is just a 10-minute drive away. In addition to this, Wellingborough train station is around 2 miles away boasting a popular commuter rail link to London.

Generous proportions throughout with a high standard of finish, an excellent corner plot and attractive décor.

Entrance through the uPVC front door leads into the Entrance Hall with a fitted floor mat, stair rising to the First Floor, and a timber and glass panelled door into the Living Room.

Generously sized Living/Dining Room with a timber effect luxury vinyl tiled floor, a floor to ceiling bay window to the front that injects an abundance of natural light, a useful understairs storage cupboard and ample space to arrange furniture in a variety of ways.

Modern and contemporary Kitchen/Breakfast Room featuring a seamless continuation of the timber effect luxury vinyl tiled flooring, ample space for a breakfast table and chairs, a tall column style radiator and a uPVC and glass panelled door to the Garden. The fitted Kitchen includes attractive shaker style eye and base level units topped with a solid oak worktop, a composite sink and draining board, metro tiled splashback, space and plumbing for a washing machine, and integrated appliances to include a high-level oven, a five ring gas hob with extractor over and an integrated slimline dishwasher. The washing machine, American style fridge/freezer, and breakfast table and chairs are available under separate negotiations.

The stairs flow up to the first floor Landing with natural light from the window to the side elevation, doors to the first floor rooms and a hatch to the Loft.

Wonderful family Bathroom, finished to a high standard with LED downlights, attractive ceramic tiled floor and walls to dado height, a matt black heated towel radiator and a four piece suite to include a wash hand basin built into a useful storage unit, a low-level WC, a bath, and a walk-in shower with no threshold and a rainwater style shower head and handheld attachment.

Two Bedrooms, both offering excellent proportions and the Principal Bedroom in particular, spans the width of the Property with a large window to the front injecting an abundance of natural light and extensive wardrobes (available under separate negotiations).

Outside

The Property occupies a fantastic position on the street with a desirable corner position. There is a low maintenance enclosed front Garden with a gravelled and paved courtyard, a low-level gate and path that flows to the front door and a driveway sits to the side of the Property providing off road parking for two vehicles, and secure gated access to the rear Garden.

The West facing rear garden has been landscaped to provide an excellent entertaining space with a covered area by the rear of the Property, ideal for shelter in the winter months, and steps from the patio lead up the Garden with an artificial lawn and a composite decked area offering a perfect entertaining space. In addition to this, there is a useful shed, various storage boxes, an outside tap, an array of power sockets and external lighting.

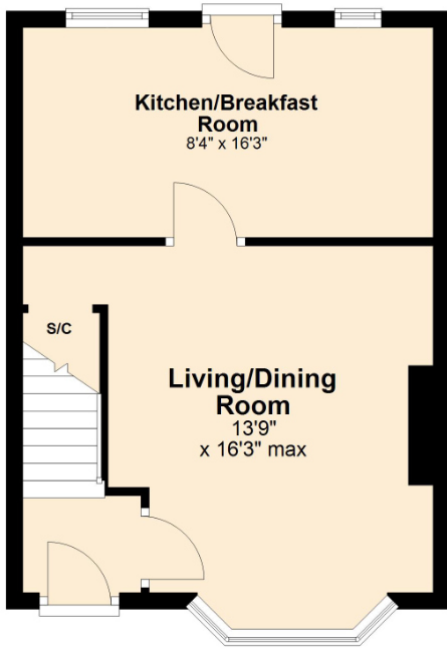


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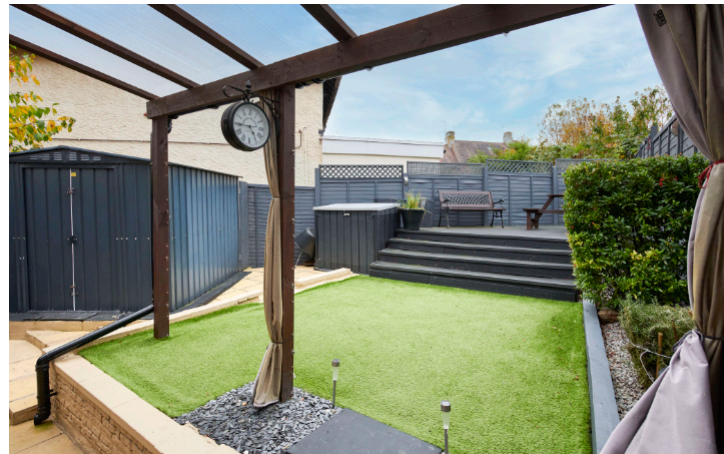
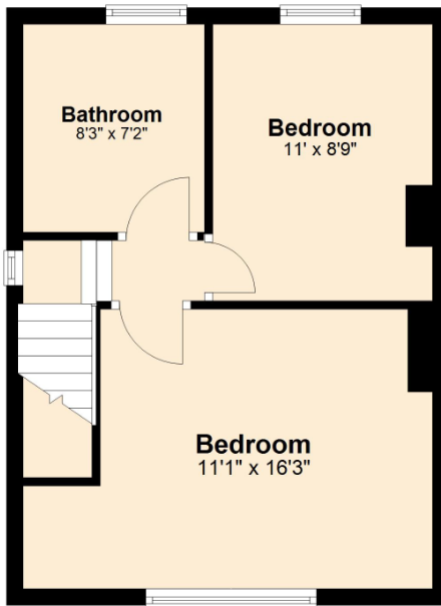


Floorplan

Ground Floor



First Floor



Total Floor Area: 728.90 Sqft / 67.72 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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