

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“The Centre of Attention”



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Offering a fantastic central location in Wellingborough, with convenient access to the town centre and train station, this three bedroom terraced Property also boasts a single garage with vehicular access and a charming south facing rear garden.

Property Highlights

- Situated within close walking distance to Wellingborough town centre, with local amenities very close by, and the train station is just under 1 mile away. The A45 & A509 are also within close driving distance providing great transport links to Rushden Lakes, Northampton, the M1, and other local towns and villages.
- Entrance through the uPVC front door leads into the Entrance Hall with timber effect laminate flooring, access to the ground floor rooms, and stairs rising to the first floor.
- The Living Room is naturally light from the window to the front elevation and features a continuation of the timber effect laminate flooring from the entrance hall.
- The well-proportioned Dining Room features a useful understairs storage cupboard, a window to the rear elevation, and an opening with steps leading down to the kitchen.
- Modern and contemporary Kitchen with tiled flooring, a door leading out to the rear garden and access to the ground floor bathroom. The fitted Kitchen comprises of eye and base level units topped with Quartz work surfaces, a stainless steel one and a half bowl sink and draining board, metro tiled splashbacks, a high-level double oven, microwave, four ring gas hob, and a chimney style extractor hood. In addition to this there is space and plumbing for one under counter appliance and a freestanding fridge/freezer (appliances not included).
- Ground floor Bathroom with mosaic tiled walls and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an overhead thermostatic shower.
- The stairs lead up to the first floor Landing where there are two useful built-in bookshelves, and access to the first floor rooms.
- Three Bedrooms, two of which are double in size. The Principal Bedroom is generously proportioned and is situated towards the front of the property, spanning its entire width. Additionally, this bedroom features a ceiling fan, and a useful storage cupboard with a loft hatch providing access to the Attic.
- Council Tax Band: A – EPC Rating: D – Tenure: Freehold

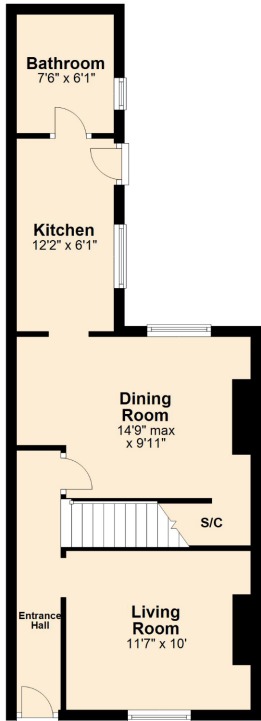
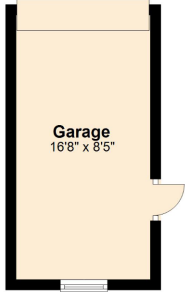


Outside

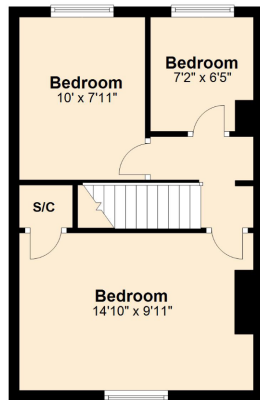
The Property is situated in an enviable position on Alma Street with direct access from the footpath to the front door. The South facing rear garden is mainly laid to lawn and includes a patio area by the rear door from the kitchen, a main area of lawn with an additional patio area to the rear of the garden, and a secure timber gate providing rear access. In addition to this there is a pedestrian door into the single Garage, which features a manual up and over door to the front, and space for secure off-road parking.

Floorplan

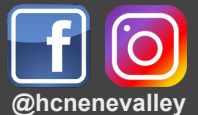
Ground Floor



First Floor



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