



11 Scott Road, Wellingborough  
Northamptonshire NN8 3DJ

£299,500 Freehold

For sale with no onward chain. A 4 bedroom detached chalet-style house situated within a small cul de sac and having a sunny aspect rear garden, double length tandem garage and driveway. The property is in need of some modest updating but offers lots of space and really must be seen as it is much larger than it would appear at first glance.

The versatile accommodation gives 2 bedrooms and a shower room on the ground floor and two further double bedrooms on the first floor. This arrangement is ideal for any family needing "one level living" for an elderly relative or family member with mobility issues. There is also a ramped access into the house. The house also has UPVC double-glazing and gas radiator central heating.

Viewing recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double-glazed front door with glazed side screen. Double radiator, staircase rising to 1st floor landing, coat hooks, central heating thermostat and doors off to all ground floor rooms.

#### Lounge/Dining Room

23'10" max x 15'11" max 11'6" min (7.26m max x 4.85m max 3.51m min)

Tiled fireplace, three single radiators, one double radiator, UPVC double-glazed window to the front and UPVC double glazed bifold door to the rear garden.

#### Kitchen/Breakfast Room

11'10" x 10'10" (3.61m x 3.30m)

Single drainer stainless steel sink unit, base cupboards, storage drawers, wall mounted storage cupboards, glazed display cabinet and work-surface areas. Plumbing for automatic washing machine, plumbing for dishwasher, Potterton Promax gas central heating boiler, double radiator, serving hatch, UPVC double-glazed windows to the side and rear. UPVC double glazed door to the garden.

#### Bedroom 3

11'6" x 10'11" (3.51m x 3.33m)

Radiator and UPVC double-glazed window to the front.

#### Bedroom 4

8'10" max x 8'8" (2.69m max x 2.64m)

Radiator and UPVC double-glazed window to the side.

#### Shower Room

White suite comprising close-coupled WC, wall mounted washbasin and good sized shower. Airing cupboard with lagged hot water cylinder. UPVC double-glazed window to the side.

#### First Floor Landing

Fitted book shelves. Doors off to:

#### Bedroom 1

13'2" x 10'2" (4.01m x 3.10m)

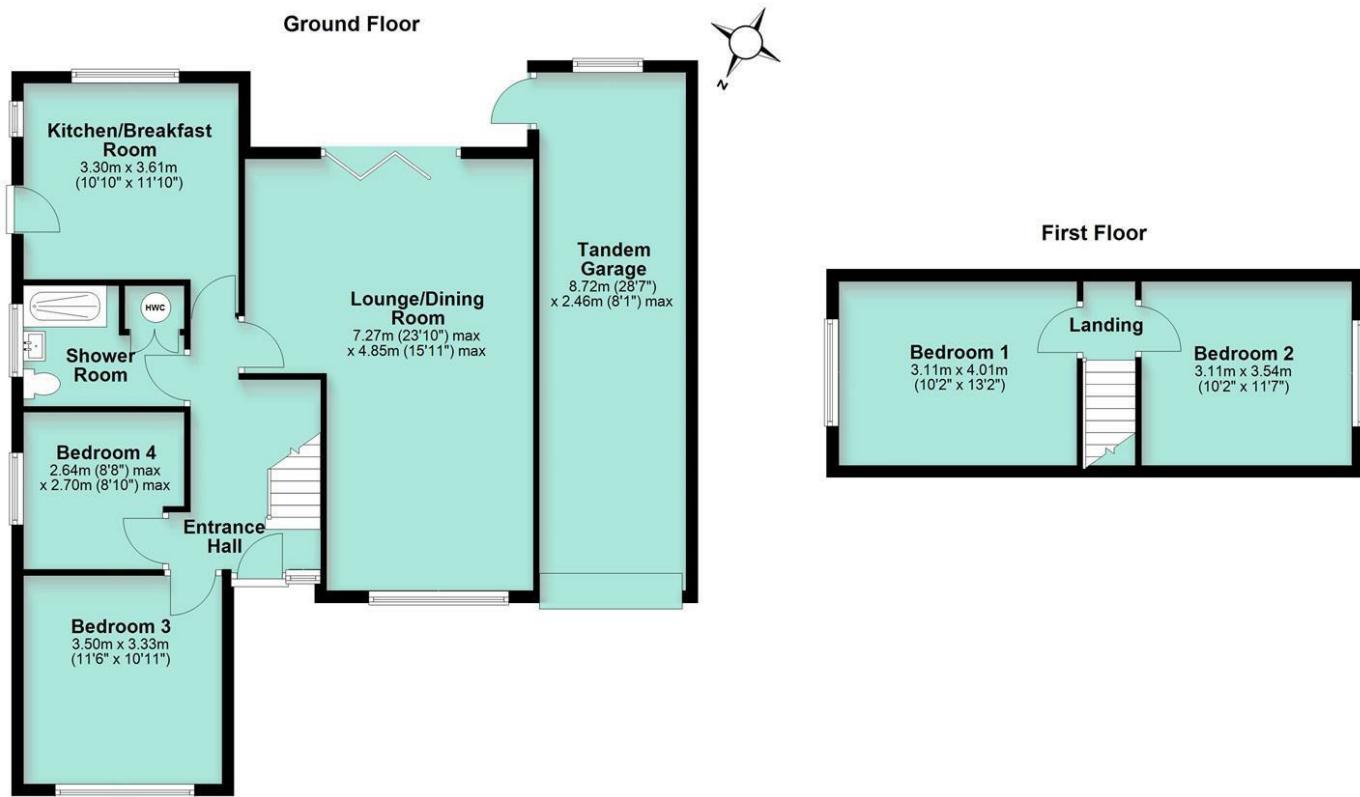
Radiator, under-eaves storage access, UPVC double-glazed window to the side.

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Plan produced using PlanUp.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	