



# HARWOODS

Chartered Surveyors & Estate Agents



83 Croyland Road, Wellingborough  
NN8 2AX

£355,000 Freehold

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## 83 Croyland Road, Wellingborough, NN8 2AX

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A character four bedroom bay fronted semi-detached family house offering off road parking, a good length garage and an approximately 111 ft (34 metre) long south westerly facing rear garden. The property offers spacious accommodation arranged over three floors and would be ideal for any buyer wanting lots of space.

Features include UPVC double-glazing to the majority of windows and gas radiator central heating. The central heating boiler was newly installed in December 2025. The property would benefit from some updating but offers huge potential.

The accommodation includes a downstairs toilet, living room with bay window, extended dining/family room, kitchen, four bedrooms (three doubles and a good single), box room/study and bathroom with both a bath and separate shower.

The property is available with no onward chain. Viewing is highly recommended.

Energy Performance Certificate (EPC) Awaited.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Porch

UPVC double-glazed outer doors. Glazed panelled front door opening to entrance hall.

#### Entrance Hall

Secondary glazed stained glass side window. Radiator, coats cupboard with hooks, doors off to all ground floor rooms.

#### Cloakroom/WC

White suite comprising close-coupled WC and washbasin. Single glazed side window.

#### Living Room

12'11" plus bay x 12'0" (3.94m plus bay x 3.66m)

Tiled fireplace, picture rail, two radiators and UPVC double-glazed front bay window. Original leaded glazed folding doors to the dining/family room.

#### Dining/Family Room

17'11" x 12'0" max (5.46m x 3.66m max)

Access either from the hallway or via the living room. Gas grate and surround, two radiators, picture rail, UPVC double-glazed picture window overlooking the garden and UPVC double-glazed door giving access outside.

#### Kitchen

13'11" x 8'4" (4.24m x 2.54m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards, tall shelved unit and work-surface areas. Towel radiator, plumbing for washing machine, UPVC double-glazed window and door to the rear garden.

#### First Floor Landing

Radiator, secondary glazed stained glass side window, staircase rising to second floor and doors off to:

#### Bedroom 1

11'9" including wardrobes x 13'0" plus bay (3.58m including wardrobes x 3.96m plus bay)

Radiator, fitted alcove wardrobes, picture rail and UPVC double-glazed front bay window.

#### Bedroom 2

12'0" x 11'11" (3.66m x 3.63m)

Alcove wardrobe, picture rail, radiator and UPVC double-glazed window overlooking the garden.

#### Bedroom 4

10'2" x 8'5" (3.10m x 2.57m)

Radiator, cupboard housing the Ideal gas central heating boiler and UPVC double-glazed rear window.

#### Bathroom

White suite comprising close-coupled WC, pedestal washbasin, panelled bath and separate corner shower. Towel radiator, extractor fan, part tiled walls and UPVC double-glazed front window.

#### Second Floor Landing

UPVC double-glazed side window, walk-in storage cupboard with light, doors off to bedroom 3 and box room/study

#### Bedroom 3

14'5" plus dormers x 11'0" (4.39m plus dormers x 3.35m)

Radiator and UPVC double-glazed dormer windows to the front and rear.

#### Box Room/Study

8'5" x 5'10" (2.57m x 1.78m)

Radiator and secondary glazed window to the side.

#### Front Garden

Front garden with shrubs, low stone front boundary wall and ample parking. Direct access to the garage.

#### Garage

16'9" min x 9'6" (5.11m min x 2.90m)

Double timber garage doors, side door to garden, UPVC double-glazed side window and further single glazed rear window.

#### Rear Garden

Large rear garden extending to approximately 111 feet (approximately 34 metres) in length and enjoying a sunny south westerly aspect. Number of established fruit trees and Willow tree.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band D

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

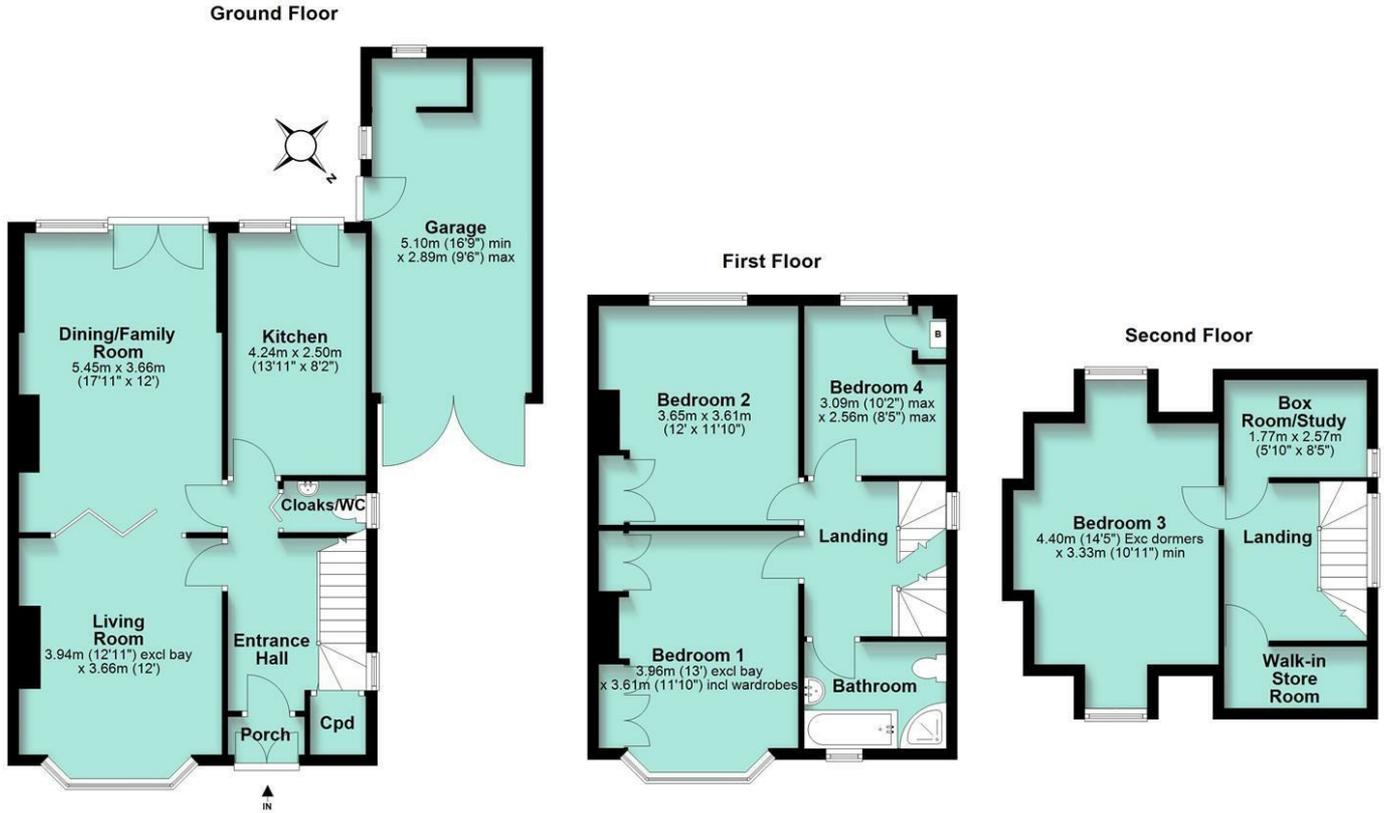
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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Plan produced using PlanUp.

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