HARWOODS
Chartered Surveyors & Estate Agents

11 Pendered Road, Wellingborough
Northamptonshire NN8 2LS

£260,000 Freehold

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Residential Sales
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A much improved 2 bedroom semi-detached bungalow which is a real "must see" for any bungalow hunters. The owners have comprehensively updated the property with a new kitchen, new bathroom and new bedroom furniture within the last few years.

The accommodation includes a hallway with oak finish internal doors, living room with bay window, spacious 20ft refitted kitchen/diner, two bedrooms (master with newly fitted bedroom furniture) and refitted shower room. The loft has also been fully boarded and gives great storage space.

Other features include UPVC double-glazing, gas radiator central heating, parking, single garage and fenced rear garden.

A great bungalow and expected to sell quickly; viewing is highly recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Porch
Composite double-glazed front door. Part glazed oak finish inner door to entrance hall.

Entrance Hall
Central heating thermostat, double radiator, oak finish internal doors to all rooms and loft hatch with retractable loft ladder (the loft is fully boarded for storage and has lighting and a good head-height).

Living Room
12'9" plus bay x 11'11" (3.89m plus bay x 3.63m)
Gas fire with feature mantle surround. Double radiator and UPVC double-glazed bay window to the front.

Kitchen/Diner
20'4" x 8'6" max (6.20m x 2.59m max)
A spacious room with UPVC double-glazed side window and UPVC double-glazed patio door to the rear garden. The kitchen was refitted in 2024 with a good range of units to include base cupboards, base drawers, wall units and work-surface areas. Comprehensive range of appliances to include integrated dishwasher, integrated tall freezer, further integrated fridge freezer, electric oven, fitted microwave, ceramic hob and filter hood. Single and double radiators, plumbing for washing machine, inset ceiling lighting and concealed Worcester gas central heating boiler.

Bedroom 1
12'3" x 11'1" (3.73m x 3.38m)
With a range of newly fitted bedroom furniture to include wardrobes, storage drawers, bedside lockers and over-bed storage lockers. Radiator, inset ceiling lighting and UPVC double-glazed window to the front.

Bedroom 2
10'8" x 8'5" (3.25m x 2.57m)
Double radiator and UPVC double-glazed window to the rear.

Shower Room
Refitted in 2023 and now comprising spacious shower enclosure, vanity washbasin and close-coupled toilet. Chrome towel radiator, extractor fan, inset ceiling lighting and UPVC double-glazed window to the rear.

Outside - Front
Block paved frontage and single garage (with new garage door and re-roofed in 2023). Side pedestrian gate.

Council Tax Band
North Northamptonshire Council. Council Tax Band B.

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
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

Rear Garden
Fully fenced rear garden with paved patio, lawn and shrub borders. Timber garden shed.

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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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Ground Floor

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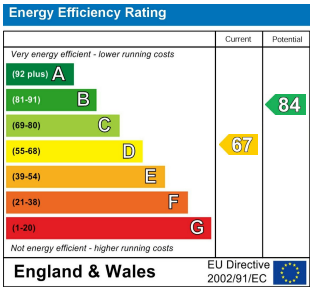
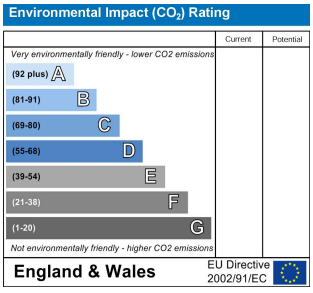
Plan produced using PlanUp.





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