HARWOODS
Chartered Surveyors & Estate Agents







5 Goodwin Close, Wellingborough
Northamptonshire NN8 4BS

£270,000 Freehold

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For sale with no upward chain; a modern yet now established 3 bedroom semi-detached home positioned to the north of the town within the popular residential estate of 'Gainsborough Drive'.

Featuring UPVC double glazing and gas central heating; the house offers well proportioned rooms throughout with the accommodation comprising of a spacious hallway with cloakroom, good size living room with windows to the front and rear, fitted kitchen that offers plenty of work top space and a separate dining room. Upstairs there are 3 nicely sized bedrooms, with an ensuite to the principle bedroom along with a family bathroom. Outside there is a blocked paved driveway that leads to a single garage, whilst to the rear is a low maintenance block paved garden.

The is house located on the edge of Wellingborough, conveniently placed for the Noirt Way Ring Road that provides good access to both the A45 (linking to the M1) and A509 (in turn linking to the A14 & A6 road network). Local Co-op Store and the Ock & Dough Pub Restaurant are approximately half a mile from the house, whilst Primary and Secondary Schools can be found within1 mile of the property. For commuters, Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes) is only 2.5 miles from the house. Harwoods hold keys for accompanied viewings.

Entrance Hall
Approaching the house from the front, double glazed door into the hallway, doors to all ground floor rooms and dog legged stairs leading up to the first floor.

Lounge
Bright and spacious reception room that features double glazed bay window and double glazed doors to the garden. Laminate flooring and radiator.

Kitchen
Good size fitted kitchen that provides plenty of cupboard and work top space, along with an integrated sink, oven and hob. Tile splash backs, double glazed window to the rear, tile flooring and door to the back garden.

Dining Room/Study
Versatile front reception room that features tiled flooring, double glazed window to the front and radiator.

Downstairs WC
WC, wash hand basing and tile splash backs.

Stairs To First Floor
Spacious landing with feature arch window, doors to all rooms and airing cupboard.

Bedroom One
Fitted carpet, double glazed window to the front, radiator and door to the ensuite.

En-Suite
Modern suite consisting of a shower cubicle, WC and wash hand basin. Tile splash backs and window to the rear.

Bedroom Two
Fitted carpet, double glazed window to the rear, and radiator.

Bedroom Three
Fitted carpet, double glazed window to the rear and radiator.

Family Bathroom
Bath with shower over, tile splash backs, double glazed window to the rear.

Rear Garden
Paved garden with timber fencing.

Garage
Brick built garage with metal up and over door.

Council Tax
North Northamptonshire Council. Band C rating.

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

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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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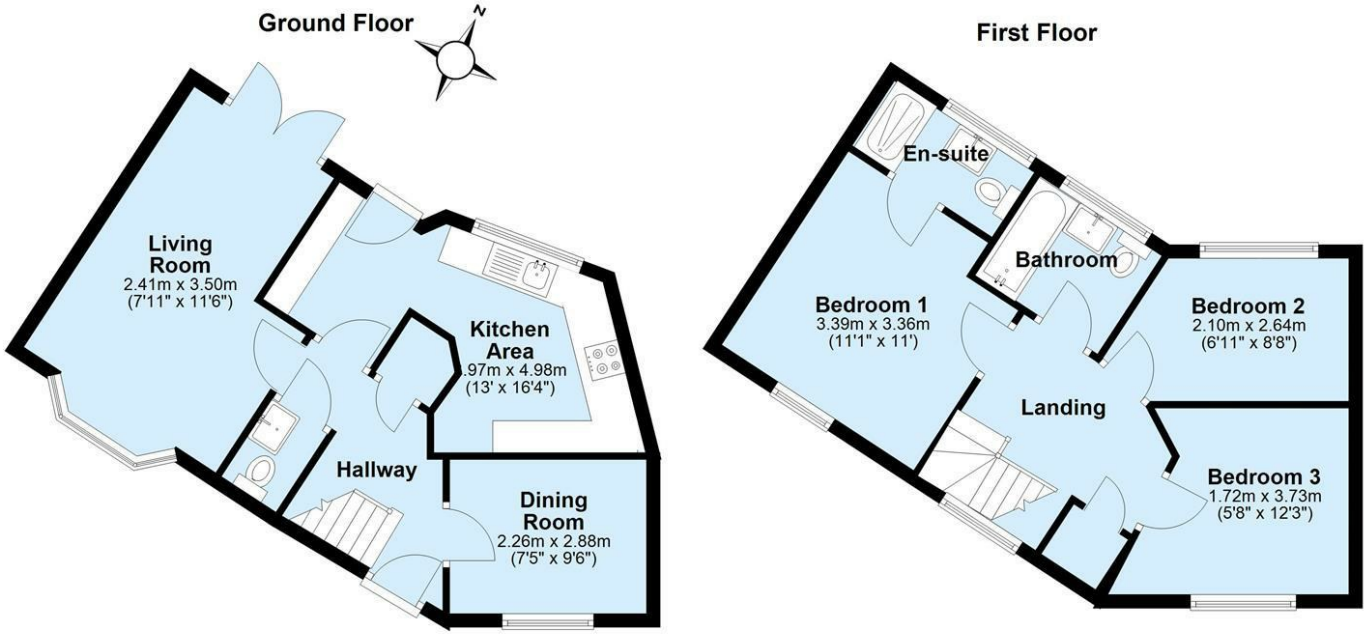


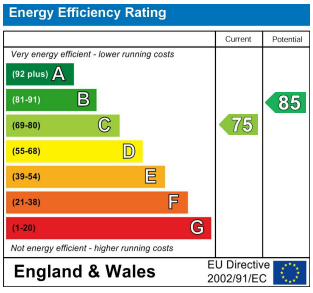


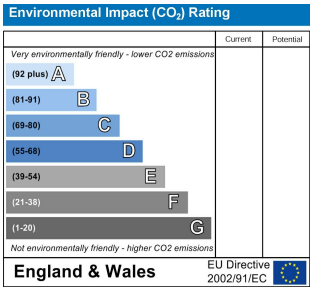





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