



Bradshaws



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Set along Doddington Road in the ever-popular market town of Wellingborough, this beautifully presented detached family home offers a lifestyle defined by ease, connectivity and everyday convenience.

Perfectly positioned for modern living, the home places you within effortless reach of everything that matters. Well-regarded local schools are close by, making the morning routine refreshingly simple, while a wide selection of shops, cafés and essential amenities are all within easy reach. For commuters, Wellingborough's mainline station provides swift access into London, offering a seamless balance between town living and city connectivity.

Daily life here is wonderfully straightforward. Within just five minutes you can access major supermarkets including Morrisons, Sainsbury's, Tesco, LIDL and Iceland, ensuring that weekly shopping and last-minute essentials are never a chore.

Inside, the property is superbly finished and thoughtfully maintained, offering comfortable, well-proportioned accommodation suited to both family life and entertaining. It is a home that feels practical yet welcoming, a space designed to support busy weekdays as effortlessly as relaxed weekends.

Available to view now, this is a home that truly needs to be experienced in person to appreciate the setting and lifestyle it affords.

With three spacious reception rooms, including a welcoming lounge and a delightful dining room, this property is designed for both relaxation and entertaining. The kitchen breakfast room is equipped with integrated appliances, making it a joy for any home cook, while a convenient downstairs WC adds to the practicality of the layout.

The property features three well-sized bedrooms, providing ample space for family living, alongside a family bathroom that caters to all your needs, and another first floor w/c. The low-maintenance front garden enhances the property's curb appeal, while the good-sized enclosed rear garden offers a private outdoor space for children to play or for hosting summer gatherings.

Entrance Hall

Providing access to all ground floor accommodation with the main entrance door to the side aspects. Radiator. Wood laminate flooring. Under stair storage cupboard. Central heating thermostat. Stairs rising to the first floor accommodation.



Lounge

A large front aspect room with a feature walk in bay window to the front aspect and a further double glazed window to the front. Feature fire surround with a coal effect gas fire. Two radiators. TV point. Fitted carpet.



Dining Room

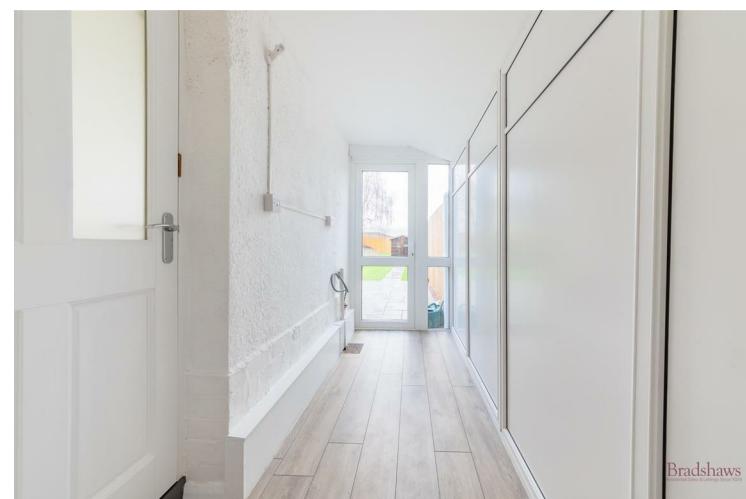
Wood laminate flooring. Radiator. Storage cupboard and shelving.

Kitchen/Breakfast Room

A delightful rear aspect space that provides the perfect space to relax, entertain and enjoy. Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Larder cupboards. 1 and 1/2 drainer sink unit. Integrated oven and electric hob with an extractor hood over. Fridge/freezer. Breakfast bar. Feature vertical radiator. Large skylight. Double glazed window to the rear aspect. Double glazed door to the rear garden. Double glazed door leading to:

Rear Hall

Double glazed door and window to the rear. Space and plumbing for a washing machine. Wood laminate flooring.



Ground Floor W/C

Fitted to comprise a close coupled w/c. Pedestal wash hand basin. Wood effect vinyl flooring. Electric radiator. Double glazed window to the front aspect.

First Floor Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Fitted carpet. Radiator.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Airing cupboard housing the wall mounted gas boiler.



First Floor W/C

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Wood laminate flooring. Fully tiled walls. Double glazed window to the side aspect.

To The Front

A walled low maintenance front garden with brick retaining wall, an area laid to shingle and a pathway leading to the front door. There is an area nearby offering off road parking.

Rear Garden

A well presented and recently landscaped rear garden which is laid mostly to lawn. Boundary fencing. Mature trees. Patio area adjacent to the immediate rear of the property.



Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet.



Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are within a 3" differential.)

Family Bathroom

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Bath with shower over. Wood laminate flooring. Part-tiled walls. Double glazed window to the rear aspect. Heated towel rail.





Total area: approx. 88.3 sq. metres (950.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

