

**4 Coniston Close
Wellingborough
WELLINGBOROUGH
NN8 3XS**

£250,000



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **OFF ROAD PARKING**
- **CUL DE SAC LOCATION**

- **SEMI DETACHED**
- **GARAGE**
- **KITCHEN DINER**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the charming area of Coniston Close, Wellingborough, this delightful semi-detached home presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts three bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere for family gatherings or quiet evenings in. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively.

The property features a well-appointed bathroom, designed for convenience and comfort. This essential space is equipped to meet your daily needs, offering a serene environment to unwind after a long day.

The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood. The surrounding area is known for its community spirit, making it a wonderful place to settle down. With local amenities, parks, and schools nearby, you will find everything you need within easy reach.

In summary, this semi-detached house on Coniston Close is a fantastic opportunity for anyone looking to establish a home in Wellingborough. With its three bedrooms, inviting reception room, and convenient bathroom, it offers a perfect blend of comfort and practicality. Do not miss the chance to make this charming property your own.

Ground Floor

Entrance Hallway

Enter via a UPVC front door into the entrance hallway with stairs rising to first floor and a double glazed window to the side aspect. Door to;

Lounge

14'8" x 10'7" (4.49 x 3.24)

Double glazed window to the front aspect with a double radiator and laminate flooring. Opening to;

Kitchen/Diner

13'9" x 10'7" (4.20 x 3.23)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Built-in appliances to include a dishwasher, electric oven and hob with an inset single bowl sink unit with drainer and mixer taps. Double glazed window to the rear aspect and double glazed doors leading to the rear garden. Upright modern radiator, tiled flooring and a built-in storage cupboard.

First Floor

First Floor Landing

First floor landing with a built in airing cupboard, loft access and double glazed window to the side aspect.

Bedroom One

13'8" x 8'1" (4.19 x 2.48)

Two double glazed windows to the front aspect, built-in wardrobes with a radiator and built-in storage cupboard.

Bedroom Two

7'7" x 7'3" (2.32 x 2.22)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

10'7" x 6'3" (3.23 x 1.92)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Three piece modern suite comprising a WC and wash basin housed in a storage cabinet and a bath with shower over and shower screen. Fully tiled walls and flooring with ceiling spotlighting and an upright chrome radiator.

Externally

Front Garden

Mainly laid to lawn with a gravel area. Driveway to the side leading to the single garage.

Rear Garden

Mainly laid to lawn with gated side access a large garden shed. Rear access door into the garage.

Garage

Single garage with an up and over garage door and fitted with power and light

Local Information

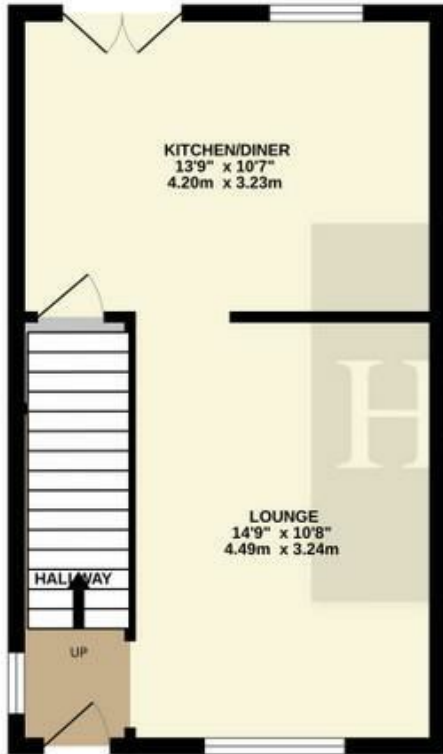
Wellingborough

Coniston Close in Wellingborough is a quiet residential area, ideal for families and professionals seeking a peaceful setting with easy access to local amenities. The neighbourhood benefits from nearby primary and secondary schools, making it popular with young families. Shopping facilities are close by, including supermarkets and Wellingborough town centre with its mix of high-street and independent shops. Excellent road links via the A45 and A509 connect residents to Northampton, Milton Keynes, and beyond, while Wellingborough train station offers direct services to London St Pancras. Local parks, leisure centres, and community services add to the area's convenience and appeal.

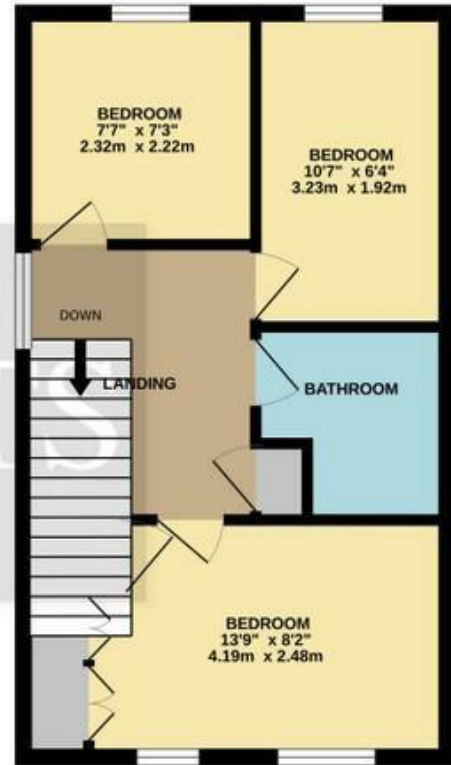




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



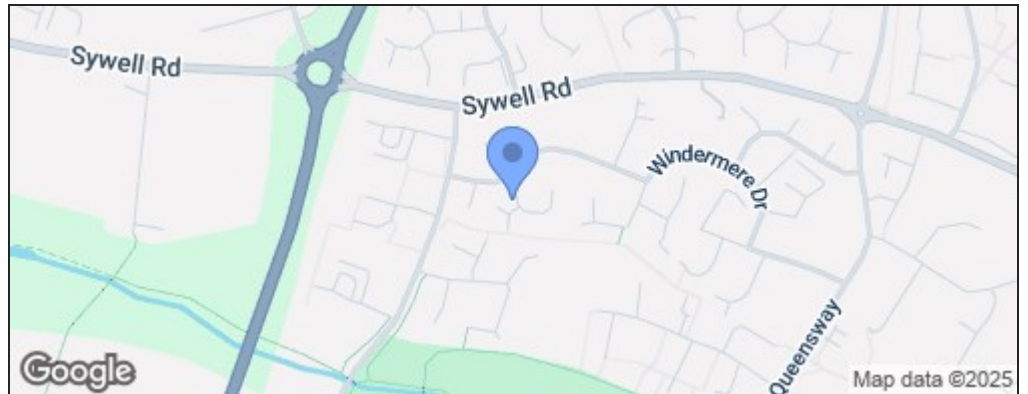
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		73	
(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		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.