

**31 Fallowfield**

**WELLINGBOROUGH  
NN9 5YZ**

**£325,000**



- **DETACHED**
- **CORNER PLOT**
- **GAS TO RADIATOR HEATING**
- **SINGLE GARAGE**

- **FOUR BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This well-proportioned four-bedroom detached home sits on a desirable corner plot, offering plenty of space both inside and out.

The accommodation comprising entrance hall, cloakroom, lounge, dining room, kitchen, four spacious bedrooms and shower room.

Featuring UPVC double glazing, gas radiator heating, and a garage, the property is perfect for family living and is available with no onward chain for a smooth and swift move.

## **Ground Floor**

### **Entrance Hall**

Radiator, stairs leading to first floor landing, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to rear.

### **Lounge**

20'4" x 11'11" (6.21 x 3.65)

Feature fireplace, radiator, UPVC double glazed windows to front and side.

### **Kitchen**

10'1" x 9'10" (3.08 x 3.00)

Kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric double oven, plumbing for washing machine and slimline dishwasher, built in fridge/freezer, UPVC double glazed window and door to rear.

### **Dining Room**

13'0" x 12'10" (3.97 x 3.92)

Radiator, double glazed patio doors to rear, built in cupboard, under stairs storage.

## **First Floor**

### **Landing**

Built in airing cupboard, UPVC double glazed window to side, doors to:

### **Bedroom One**

10'9" x 12'3" (3.28 x 3.74)

Radiator, UPVC double glazed window to front.

### **Bedroom Two**

10'5" x 10'0" (3.20 x 3.06)

Radiator, UPVC double glazed window to rear.

### **Bedroom Three**

10'5" x 9'7" (3.20 x 2.93)

Radiator, UPVC double glazed window to rear.

### **Bedroom Four**

8'11" x 10'5" (2.74 x 3.18)

Radiator, UPVC double glazed window to front.

**Bathroom**

Suite comprising walk in shower cubicle, hand wash basin, low level WC, tiled splash areas, heated towel rail, UPVC double glazed window to side.

**Externally****Front Garden**

Mainly laid to lawn, block paved driveway providing off road parking leading to garage, shrub borders.

**Garage**

Single garage, up and over door, power and light connected, door leading to rear garden.

**Rear Garden**

Patio area leading to lawn, flower and shrub borders, gated side access.

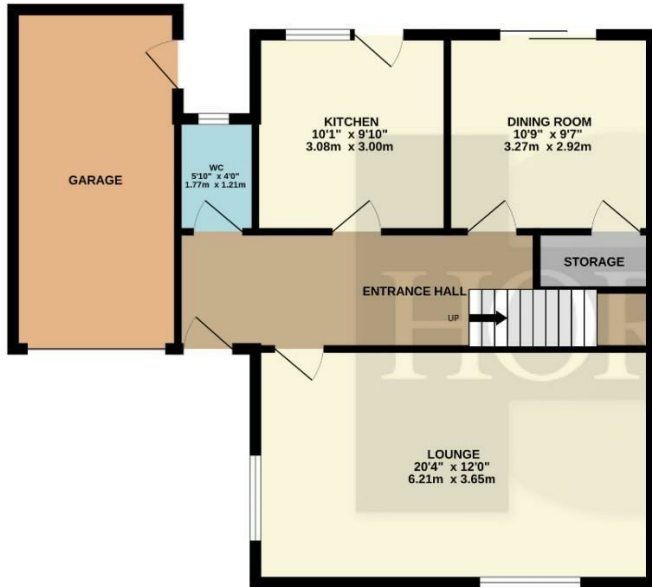
**Agents Notes**

Council Tax Band: D

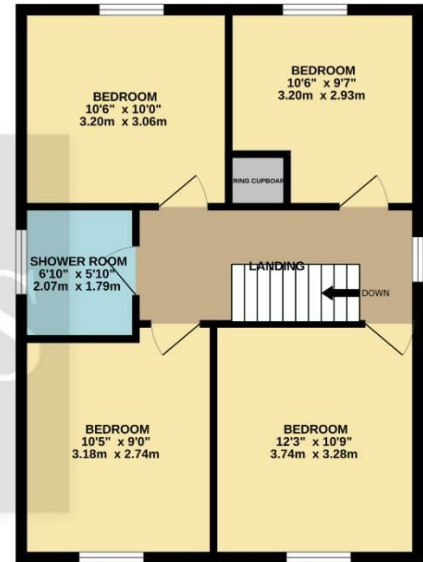




GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



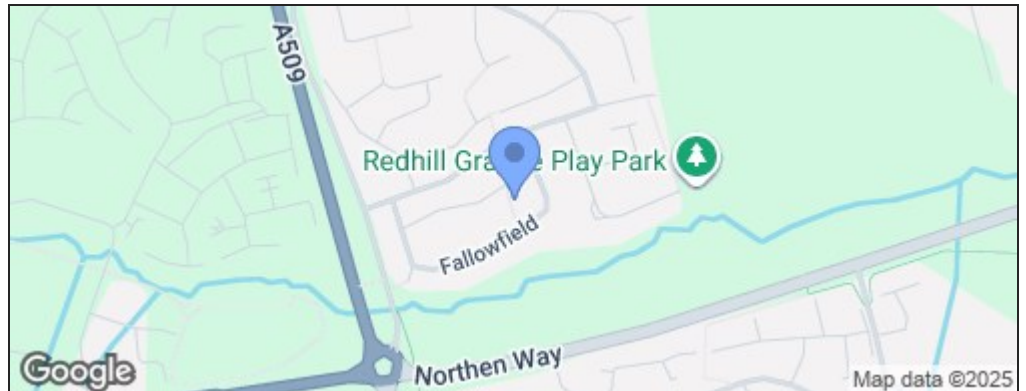
1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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) <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<br>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 firm's employment has the authority to make or give any representation or warranty in respect of the property.