

BELVOIR!

STATION ROAD, IRTHLINGBOROUGH, WELLINGBOROUGH, NN9 5SN

£490,000 FREEHOLD COUNCIL TAX E





An extremely large, Victorian detached home that has been modernised throughout to a very high standard. The property offers amazingly large living accommodation and is suitable as either one large family home with a separate annexe in the rear garden or is suitable for conversion with endless possibilities.

The accommodation comprises of entrance hall, very large living room, kitchen/ breakfast room, bathroom and a further sitting room on the ground floor. On the first floor there are four bedrooms one of which has an en suite and a bathroom w/c. There is also a second well fitted kitchen and the utility room.

Outside there is a detached annexe and a courtyard garden. The property is offered to the market with NO CHAIN. EPC Rating E.

ENTRANCE HALL Door to front, 2 radiators, feature stained glass window to side, original mosaic flooring, access to cellar, large 5 year old floor mounted central heating boiler, attractive arch and picture rails.

LOUNGE/DINER 37' 11" x 16' 6" (11.58m x 5.05m) Two large windows to front, one of which is a bay window, door to front, feature Victorian ceiling,

KITCHEN/BREAKFAST ROOM 16' 0" x 14' 11" (4.88m x 4.57m) French doors and window to rear garden, radiator, feature brick wall, the kitchen has a range of large free standing base units with work surfaces and also open fronted display units, porcelain sink unit, ceramic floor tiling, plumbing for appliances.



SITTING ROOM/BEDROOM SIX 14' 0" x 14' 0" (4.27m x 4.27m) Twin French doors to rear garden, radiator, fire place, attractive wall panelling, picture rails, 2 radiators.

BATHROOM An integral room refitted to a high standard, low level w/c, pedestal hand basin, claw foot free standing bath, ceramic wall tiling.

FIRST FLOOR LANDING Approached via a wide original stair case leading to a long wide landing, loft hatch, window to side, feature stone wall.

BEDROOM ONE 16' 0" x 12' 0" (4.88m x 3.66m) Large bay window to front, radiator, wall lights, fireplace.

BEDROOM TWO 12' 11" x 12' 11" (3.96m x 3.96m) Window to rear, radiator.

EN SUITE Window to side, low level w/c, hand basin, glass shower cubicle, towel rail/radiator.

BEDROOM THREE 16' 0" x 12' 11" (4.88m x 3.96m) Window to rear, radiator, picture rails.

BEDROOM FOUR 12' 0" x 10' 0" (3.66m x 3.05m) Window to front, radiator, picture rails, fireplace.

BEDROOM FIVE 10' 0" x 8' 11" (3.05m x 2.74m) Window to front, radiator.

BATHROOM TWO Window to rear, radiator, low level w/c, pedestal hand basin, bath with shower from mains above, shower screen, airing cupboard, laminated flooring, ceramic wall tiling.



KITCHEN TWO 12' 11" x 6' 11" (3.96m x 2.13m) Window to side and rear, base and wall units, 1 and half bowl sink unit, ceramic wall tiling, work surfaces, plumbing for appliances, breakfast bar.

UTILITY ROOM Window to front and side, Base and wall units, work surfaces, shelving, radiator.

ANNEXE

LIVING/FAMILY ROOM 25' 11" x 10' 0" (7.92m x 3.05m) Twin French doors leading to patio area, further windows to side. The kitchen area you will find base units, stainless steel sink unit, worktops, plumbing for washing machine, space for fridge/ freezer, oven/ hob and extractor.

Small living area with television socket, bedroom area, ceramic floor tiling. Please note this is all one room.

SHOWER ROOM Window to side, low level w/c, pedestal hand basin, corner shower cubicle, radiator, extractor fan, ceramic floor and wall tiling.

GARDEN A fully paved courtyard garden, large timber shed, double vehicle gated access, fully fenced enclosed and private. To the front there is a small fore garden.

