



Midland Road, Wellingborough, Northamptonshire

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Asking Price £450,000 (Guide Price)

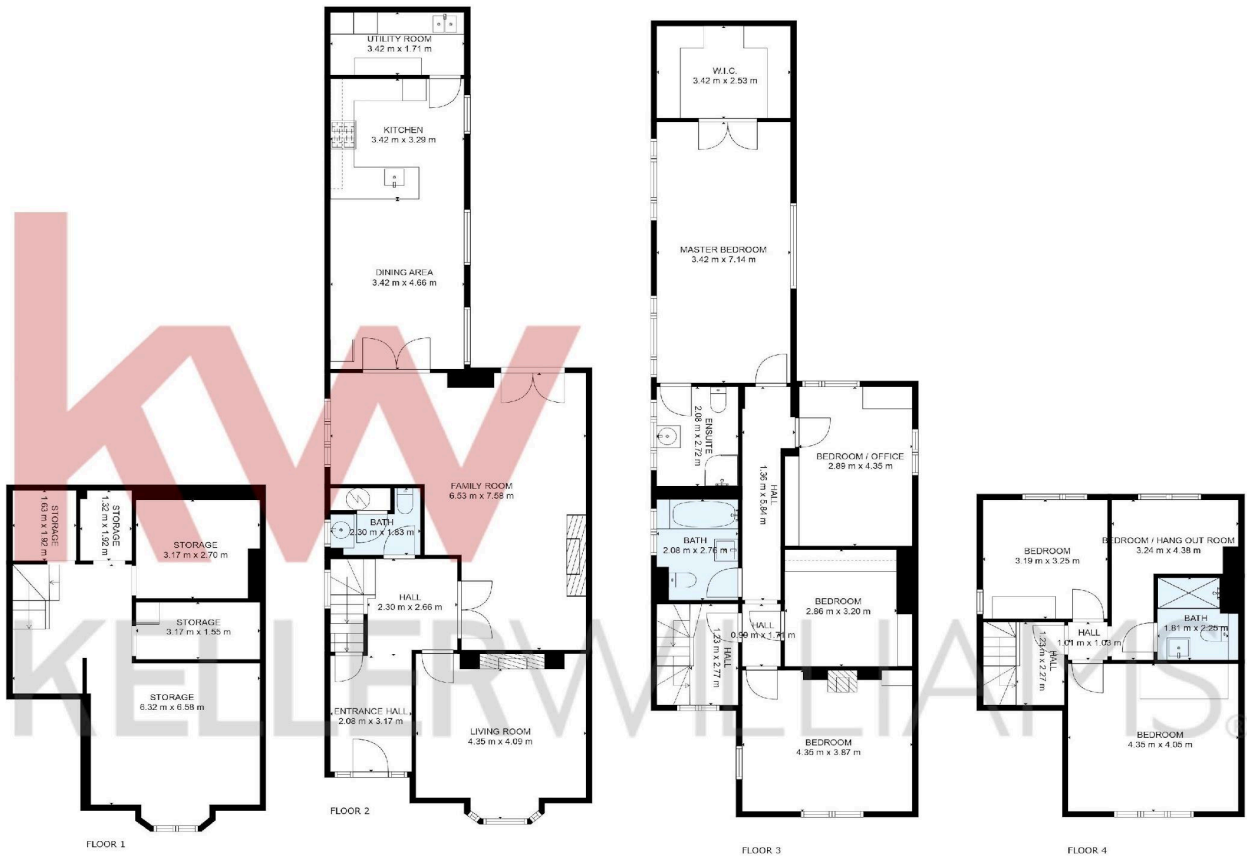
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GUIDE PRICE £450,000 - £500,000 Elegantly presented and maintained, this 6 double bedroom semi-detached family home, spread over a total of 4 floors, offers a large main lounge reception room, a second large front reception room, open plan kitchen dining room, a very sizable cellar with 6 rooms, and a private garden. Situated in the highly sought-after area of Wellingborough, it enjoys excellent transport links, including easy access to the M1 for travel south towards London. Wellingborough Train Station is conveniently nearby, providing regular services to London St Pancras, Luton Airport, and Leicester. Ideal for families highly rated schools, including Croyland Nursery School, Friars Academy, and Sir Christopher Hatton Academy, are within a short distance. The location is perfect for a growing family, with supermarkets like Tesco, Morrisons and Aldi, as well as numerous bars and restaurants in the Swansgate Centre, all in close proximity. The sitting room boasts ample space, wooden flooring, neutral decor, and a stunning feature fireplace. The large living room, with French doors opening to the rear aspect, offers flexibility for furniture arrangement. The kitchen/dining room features tiled flooring, neutral decor, and French doors to the side aspect, creating a bright and airy atmosphere. A utility room with a WC completes the ground floor. On the first floor, the master bedroom impresses with its size, wooden flooring, neutral decor, and a walk-in closet. The ensuite, whilst functional, is in need of refurbishment/completion. Three further double bedrooms, one currently used as an office and a newly refurbished three-piece bathroom with neutral decor complete this level. The second floor offers two double bedrooms and a newly refurbished bathroom. There is also a further room which could be further developed to incorporate a kitchenette to create a fully self contained annexe on the top floor. It also has it's own balcony "garden" space. The property includes a front space for parking several cars and a rear courtyard style garden.









Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



TOTAL: 261 m²
 Below Ground: 0 m², FLOOR 2: 109 m², FLOOR 3: 103 m², FLOOR 4: 49 m²
 EXCLUDED AREAS: STORAGE: 50 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

07825114 758

OPENING HOURS
None

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