



**Tyne Close, Wellingborough NN8 5WT**

**welcome to**

## **Tyne Close, Wellingborough**

A well presented three bedroom detached family home. Benefiting from two reception rooms, conservatory, modern kitchen and bathroom, three generous bedrooms, off road parking and garage.

### **Entrance Hall**

Part frosted double glazed door to front, stairs rising to first floor landing, radiator, coving to ceiling, wall mounted fuse box, tiled floor.

### **Lounge**

Double glazed window to front, wood laminate flooring, coving to ceiling, radiator.

### **Dining Room**

Double glazed patio door to rear, wood laminate flooring, radiator, dado rail.

### **Kitchen**

Double glazed window to rear and part double glazed door to side. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall storage units, built-in extractor hood, plumbing for washing machine, space for cooker, under stairs storage cupboard, tiled splash backs and floor, coving to ceiling.

### **Conservatory**

Brick and double glazed construction, double glazed windows to side and rear, door to side, tiled floor, ceiling lights, dado.

### **First Floor Landing**

Frosted double glazed window to side, hatch to loft space, built-in airing cupboard housing hot water cylinder.

### **Bedroom One**

Double glazed window to front, built-in wardrobe, coving to ceiling, radiator.

### **Bedroom Two**

Double glazed window to rear, radiator, built-in storage cupboard, coving to ceiling.

### **Bedroom Three**

Double glazed window to front, built-in storage cupboard, coving to ceiling, radiator.

### **Bathroom**

Frosted double glazed window to rear. Suite comprising panelled bath with shower and screen over, pedestal wash hand basin, low level WC, tiled splash backs and floor, wall mounted heated towel rail, coving to ceiling.



## Externally

### Front Garden

Open plan with shrub beds, drive with parking for two vehicles.

### Rear Garden

Enclosed with paved patio area, flower borders and garden shed.

### Garage

Up and over door to front, double glazed door to side, wall mounted boiler, eaves storage space, light and power connected.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

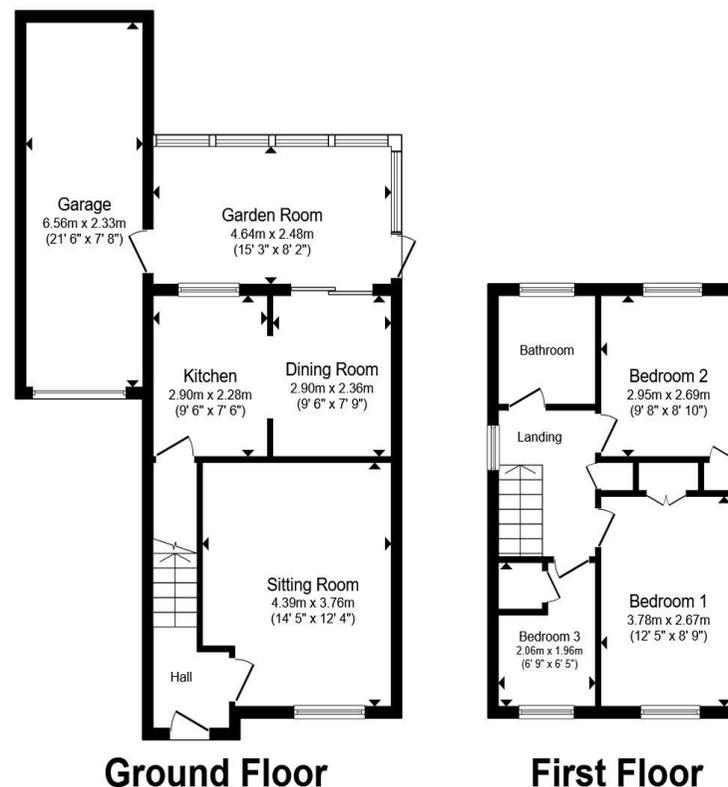
## Tyne Close, Wellingborough

- Detached family home
- Two reception rooms and conservatory
- Modern kitchen and bathroom
- Three bedrooms
- Cul-de-sac position

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£300,000**



Total floor area 99.6 m<sup>2</sup> (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
WBR114142 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



**01933 276622**



[wellingborough@williamhbrown.co.uk](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)