



38 Neptune Road, Wellingborough,
Northamptonshire. NN8 1RB





£287,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this smart three bedroom end of terraced home built by Barratt Homes. This stylish home is situated on the popular Ladywell Park in Wellingborough and is within easy walking distance of the local train station which has direct links to London St Pancras. Rushden Lakes Shopping complex is also only approximately 5 miles away with an abundance of modern shopping facilities and restaurants ideal for retail therapy, or maybe watch the latest film in the multi screen cinema complex. Within this home the property consists of open plan downstairs living areas, entrance hallway, two reception rooms, spacious lounge with French doors which open onto the enclosed private rear garden, and separate dining room. There is a fully fitted kitchen and downstairs cloakroom as well. Climb the stairs to the large master bedroom with trendy wardrobes and en-suite. Bedroom two also offers fitted wardrobes and there is a modern family bathroom. The rear garden is gorgeous with Astro turf and fully enclosed and private. To the front there are two driveway parking spaces with open





Entrance Hallway

Enter this beautiful home with its featured grey composite part opaque door to the front. The hallway is light and airy with neutral decoration. There are doors leading to all featured rooms. Stairs rising to the first floor and the radiator completes the picture.

Downstairs Cloakroom

Always a great addition in modern homes is the fitted cloakroom. This sizeable room also will allow for storage should you require it. The window to the front is opaque for privacy. The cloakroom is fitted with suite comprising of pedestal with wash hand basin, low level WC, radiator and consumer unit and extractor fan.

Lounge

3.28m x 5.41m (10' 9" x 17' 9" plus bay) Beautifully dressed in natural decoration with added colour to compliment. The lounge is fitted with French doors which open out onto the private attractive rear garden. The double bay window to the front affords views across the open fields. This spacious lounge is also featured with a Adam style fire surround with hearth and electric display fire. There are numerous electrical double sockets plus TV point and telephone point, and two radiators. Open plan walk through to the fitted kitchen.

Dining Room

2.82m x 3.17m (9' 3" x 10' 5" max narrowing) The dining room is also light and inviting. This room is perfect to entertain guests and family members away from the kitchen. Set with a lovely window to front and complete with radiator.

Fitted Kitchen

2.69m x 4.06m (8' 10" x 13' 4") Beautiful fitted kitchen with neutral decoration and splashes of Yellow and Green influences. There are plenty of white hi-gloss cabinets with contrasting wood effect work surfaces over and upstands. Kitchen is equipped with AEG electric oven and Bosch hob with shaped brushed steel canopy over and splash plate. There is a 1.5 stainless steel sink drainer with swan next mixer taps. situated under the window which overlooks the enclosed private garden. The kitchen allows for a full size dishwasher, washing machine, and fridge freezer. Here also you will find the Ideal combination boiler and a useful storage cupboard. This kitchen is also complimented with a plinth heater and fashionable flooring. Door to the private enclosed garden.

First floor Landing

This dual effect landing offers equal space. There is a window to the rear aspect overlooking the beautiful garden. Doors to all featured rooms and fitted with radiator and loft access.

Bedroom One

3.33m x 3.63m (10' 11" x 11' 11" plus recess) This delicately designed master bedroom is spacious and light and set to the front of this immaculate home. There are open views to the front which is always lovely to see during the ever changing seasons. There are also large stylish bedroom wardrobes so there's plenty of room to store your clothing. This bedroom is also fitted with numerous sockets and radiator. Door to the en-suite.

En-Suite

This spacious en-suite is generous in its size and is fitted suite suite. The

suite consists of a shower cubicle and low level Wc, there is also a white hand basin and pedestal with fitted vanity cupboard. Tiling to middle height protects the water sensitive areas and the window to the front is opaque for privacy. Also included is a shaver outlet point and radiator and fashionable flooring.

Bedroom Two

2.90m x 3.28m (9' 6" x 10' 9") The second bedroom is also spacious and includes fitted wardrobes and a large cupboard. Set to the front aspect it to allows for open field views across Ladywell Park. The picture is complete with radiator and double sockets.

Bedroom Three

2.24m x 2.44m (7' 4" x 8' 0") Bedroom three has flexible use for either a bedroom / nursery or office space. This bedroom backs onto the beautiful rear enclosed garden. There are double sockets and radiator.

Family Bathroom

The bathroom is fitted with a white suite with contrasting brown featured wall tiling to water sensitive areas. The bath is fitted with a hand held flexible shower attachment and filter mixer taps. The suite also includes a low level Wc and pedestal and wash hand basin and radiator. There is large opaque window for privacy and the flooring is fashionable and blends into the colour scheme.

Rear Garden

Beautiful rear garden with featured Astro turf so there's no need to worry about cutting the grass. Open the French doors from the lounge and enjoy the summer breeze and the late song of the Blackbirds singing. The garden is stylish and easy to maintain with well kept flower borders, and shrubs. The garden also has a shed to allow for all of those garden tools, outside tap. Or would you just relax on the patio and enjoy the day by sitting down with a cup of coffee or a glass of wine. The garden is private and enclosed with gate access to the front and modern lighting.

Front Garden

The front of this stylish property is complete with a double driveway allowing for two vehicles. The front is mainly laid to lawn with paved footpath to the front door and side gated access and fencing. The property sits with open frontage with field views.

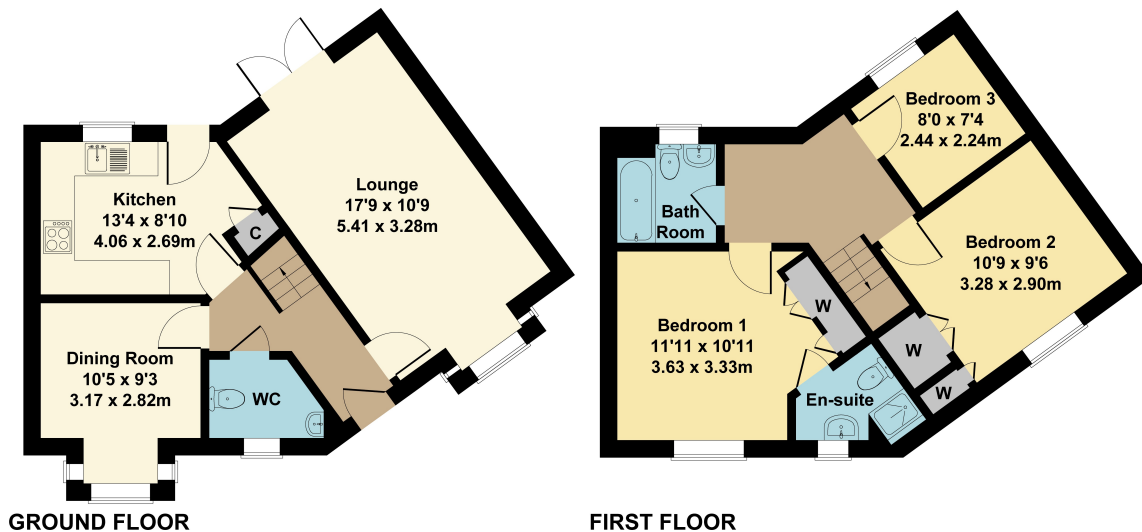
Agents Notes

We have been informed by the present owner that there is a annual service / management charge. This is controlled by Hegarty Management Services the annual fee is £149.00. We advise all prospective applicants to verify this information with the legal representatives.


The current owner has duly informed us that the Wardrobes will be left along with the curtains and blinds.



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Approximate Gross Internal Area = 88 sq m / 947 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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