



Broad Green, Wellingborough NN8 4LH

welcome to

Broad Green, Wellingborough

We are delighted to offer for sale this beautiful grade two listed four bed stone cottage with a extended to the rear during Victorian era.

Entrance Hall

Solid wooden door to entrance hall, mosaic tiled floor and stairs rising to first floor landing.

Lounge

Sash window to the front aspect with window seat, fireplace with tiled inset and hearth, picture rails and radiator.

Dining Room

Sash window to the front aspect, period fireplace with tiled inset and hearth, wooden flooring, picture rails and radiator.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit, period crockery cupboard, space for fridge/ freezer, plumbing for washing machine, doorway and steps down to cellar, radiator and window and glazed door to the rear aspect leading to garden.

Boot Room

Glazed door to the rear garden, built in storage, panoramic glass roof, GH boiler and tiled floor.

Downstairs Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC, tiling to splash back areas, chrome towel rail and window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, window to the rear aspect, stairs rising to second floor bedroom.

Bedroom One

Sash window to the front aspect with window seat, built in wardrobe, fireplace with tiled hearth and radiator.

Bedroom Two

Sash window to the front aspect, built in wardrobe, picture rails, fireplace and two radiators.

Second Floor Bedroom Three

Window to front aspect, wooden flooring, exposed beams, walk through to:

Bedroom Four/Sitting Room

Window to front aspect, built in wardrobe, exposed beams and radiator.



Externally

Rear Garden

The rear garden is wall enclosed and private, brick-built path, laid to lawn, stone wall retained borders and established plants. The far rear is a secluded patio area.



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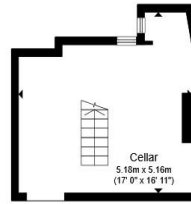
Broad Green, Wellingborough

- A beautiful grade 2 listed stone cottage
- Four bedrooms and a large cellar
- Boasting a wealth of period features
- Extended during the Victorian era
- A rare opportunity to purchase a character home with an incredible provenance

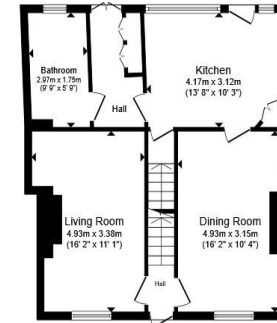
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

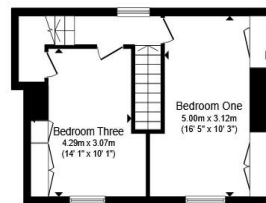
£325,000



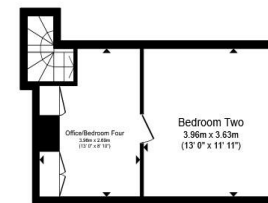
Cellar



Ground Floor



First Floor



Top Floor

Total floor area 147.7 m² (1,590 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



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Property Ref:
WBR114433 - 0002

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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.

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