HARWOODS
Chartered Surveyors & Estate Agents







# 5 Main Road, Wilby
# Northamptonshire NN8 2UB

## £239,950 Freehold


21 Silver St, Wellingborough
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# 5 Main Road, Wilby, Northamptonshire NN8 2UB

If lots of parking and a good sized plot is important to you then this is the house to take a look at. The property has great outside space with potential to extend subject to gaining any necessary consents and is available with no chain so would suit a buyer who wants to move with certainty.

This end of terrace house has a small hallway, living room, kitchen/diner, downstairs toilet, two double bedrooms and a bathroom. The property also has UPVC double glazing and gas radiator central heating. The outdoor space is a real selling point and the rear garden enjoys a sunny south-east aspect.

Viewing highly recommended.

## The Accommodation comprises:
(Please note that all sizes are approximate only).

## Entrance Hall
UPVC double-glazed entrance door, radiator, stairs to 1st floor, electricity consumer unit and doorway to living room.

## Living Room
12'1" x 10'6" (3.68m x 3.20m)
Expoesed brick chimney feature, ceiling coving, radiator and UPVC double-glazed window to the front.

## Lobby
Built-in cupboard and doors off to kitchen/diner and rear porch.

## Kitchen/Diner
16'6" max x 11'7" max (5.03m max x 3.53m max)
Single drainer stainless steel sink, base cupboards, wall cupboards and work-surface areas. Plumbing for washing machine, plumbing for dishwasher, two radiators, two UPVC double-glazed windows to the rear and UPVC double-glazed door to rear porch.

## Rear Porch
Under-stairs cupboard, radiator, UPVC double-glazed side window, UPVC door to garden and door off to toilet.

## Toilet
High flush WC. UPVC double-glazed side window.

## First Floor Landing
Loft access, UPVC double-glazed window to teh side and doors off to:

## Bedroom 1
13'5" x 10'11" (4.09m x 3.33m)
Built-in cupboard, radiator and UPVC double-glazed window to the front.

## Bedroom 2
11'6" x 8'4" max (3.51m x 2.54m max)
Built-in cupboard containing the Vaillant Ecotec Pro gas central heating boiler. Radiator. UPVC double-glazed window to the rear.

## Bathroom
White suite comprising low flush WC, pedestal washbasin and panelled bath with shower over. Radiator. UPVC double-glazed window to the rear.

## Outside
The property occupies a large plot with a deep front garden with ample parking, side garden and a generous rear garden. The main garden enjoys a south-east aspect and has a paved patio, lawn, shrubs and storage sheds.

## Council Tax Band
North Northamptonshire Council. Council Tax Band A.

## Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

## Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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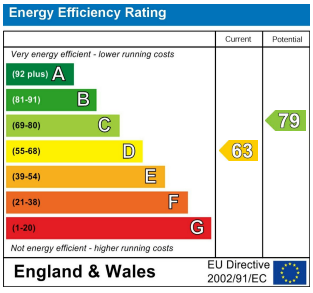
## Ground Floor

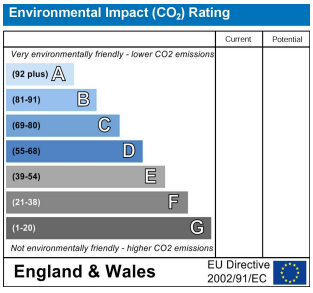



## First Floor




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Plan produced using PlanUp.





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