



**For Sale**

**7 The Fairway, Wellingborough**

**Offers In Excess Of  
£325,000**

 **3**

 **1**

 **2**

**Located in a popular area is this great size three bedroom detached family home. Comes with driveway parking and a garage.**

This property is located close to some good schools and near to all of the usual amenities. It is situated on an enviable plot and has the potential to extend with the relevant planning permission. Upon entering the property you step into a good size hallway where the guest cloakroom can be found. The sitting room is a bright space, it has a large window to the front letting in plenty of natural light. The kitchen/family room really is the heart of the home! There are plenty of low level and wall mounted kitchen cabinets and some of the kitchen appliances are integral. You will also find a 12ft island/breakfast bar, there is plenty of space for a formal dining table/sofa making this space the heart of the home. On the first floor there is a good size landing area where you can access the loft space. There are three good size double bedrooms and a well appointed family bathroom. Outside the property there is large wrap around gardens, driveway parking and a garage. Please contact MIRANDA your local agent for more information.

**Miranda Menzies**

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Property and Services information.

Mobile Coverage: 4G coverage is available in the area—please check with the provider.

Broadband Availability: Ultrafast broadband (FTTC) is available in this area.

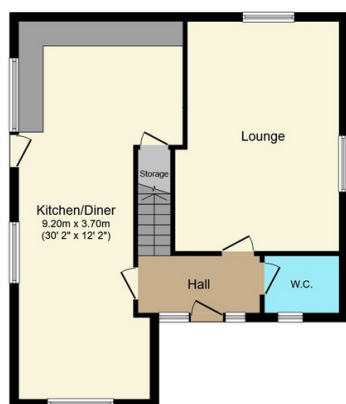
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Utilities: mains gas, electricity and mains water connected.

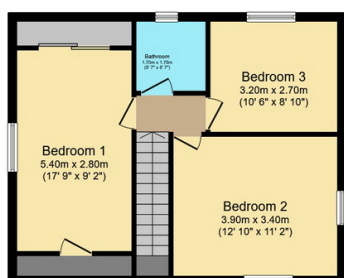


**The Property Experts UK**

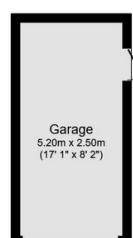
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**Ground Floor**  
Floor area 62.1 sq.m. (668 sq.ft.)



**First Floor**  
Floor area 47.0 sq.m. (505 sq.ft.)



**Garage**  
Floor area 13.0 sq.m. (140 sq.ft.)

**Total floor area: 122.1 sq.m. (1,314 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

- Located in popular area.
- Large open plan kitchen/family room.
- Great local schools.
- Driveway parking.
- Guest cloakroom.
- Garage.
- On a large plot.
- Well presented throughout.
- Close to all of the usual amenities.

