



99 Windsor Road, Wellingborough, NN8 2NB

£269,995





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- Double Storey Rear Extension
- Spacious Kitchen/Diner
- Block Paved Driveway
- Ground Floor Shower Room
- Main Bedroom Measuring Over 22 Ft
- Large Lounge
- Large Rear Garden

A SPACIOUS & EXTENDED 3 BEDROOM FAMILY HOME ! Located in a quiet Cul-de-sac in the Kingsway area of Wellingborough is this pleasant & spacious 3 bedroom semi detached home with driveway. This lovely home boasts a 2 storey rear extension which has created a spacious kitchen/diner space which measures over 21 feet in length and a large main bedroom on the first floor which measures over 22ft in length. Upon entering, you are greeted by the expansive kitchen/diner which is the heart of the home and a great space for socialising and entertaining. The spacious lounge measures over 19ft in length and provides a warm and welcoming atmosphere, perfect for relaxation. Further benefits include: A smart ground floor shower room, UPVC double glazing, gas radiator central heating, modern bathroom and 3 double bedrooms. To the front is a smart block paved driveway and open plan lawn garden. To the rear is a large garden which is mainly laid to lawn with a concrete pathway leading to two timber sheds and a greenhouse. There is also gated side access and a handy space to keep your bins. This really is a great home and with the space on offer its perfect for a growing family.

CALL HAWKSBY'S NOW TO ORGANISE YOUR VIEWING 01933 22 44 44



Porch

Entrance Hall

Ground Floor Shower Room 9'2 x 3'5 (2.79m x 1.04m)

Lounge/Diner
19'2 max x 11'10 max (5.84m max x 3.61m max)

Dining Area 10'4 x 9'4 (3.15m x 2.84m)

Kitchen 10'9 x 9'9 (3.28m x 2.97m)

Landing

Bedroom 1
22'8 max x 10'5 max (6.91m max x 3.18m max)

Bedroom 2 10'11 x 10'1 (3.33m x 3.07m)

Bedroom 3 8'11 x 7'10 (2.72m x 2.39m)

Bathroom 6'6 x 5'6 (1.98m x 1.68m)

Separate WC 3'7 x 2'9 (1.09m x 0.84m)



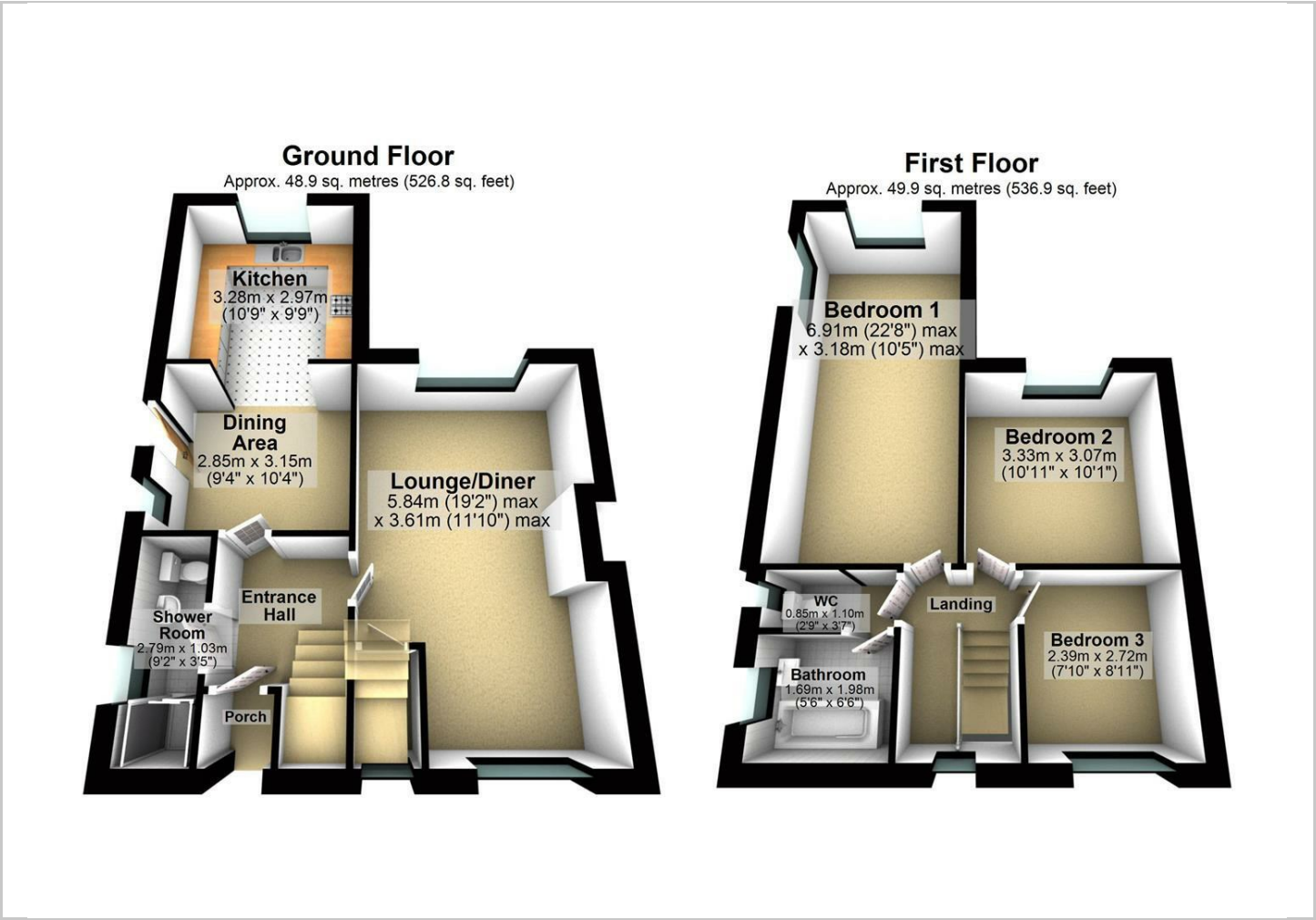


Directions





Floor Plans

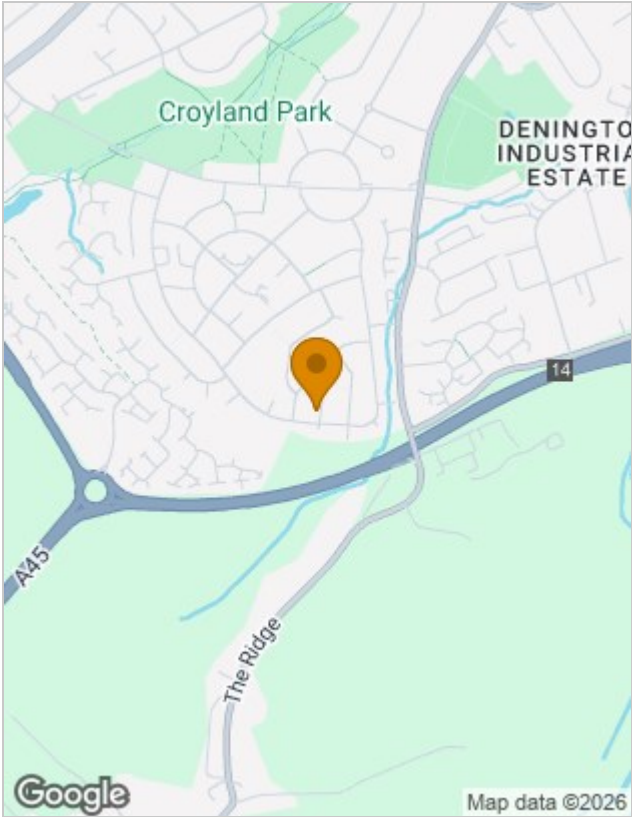


Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

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