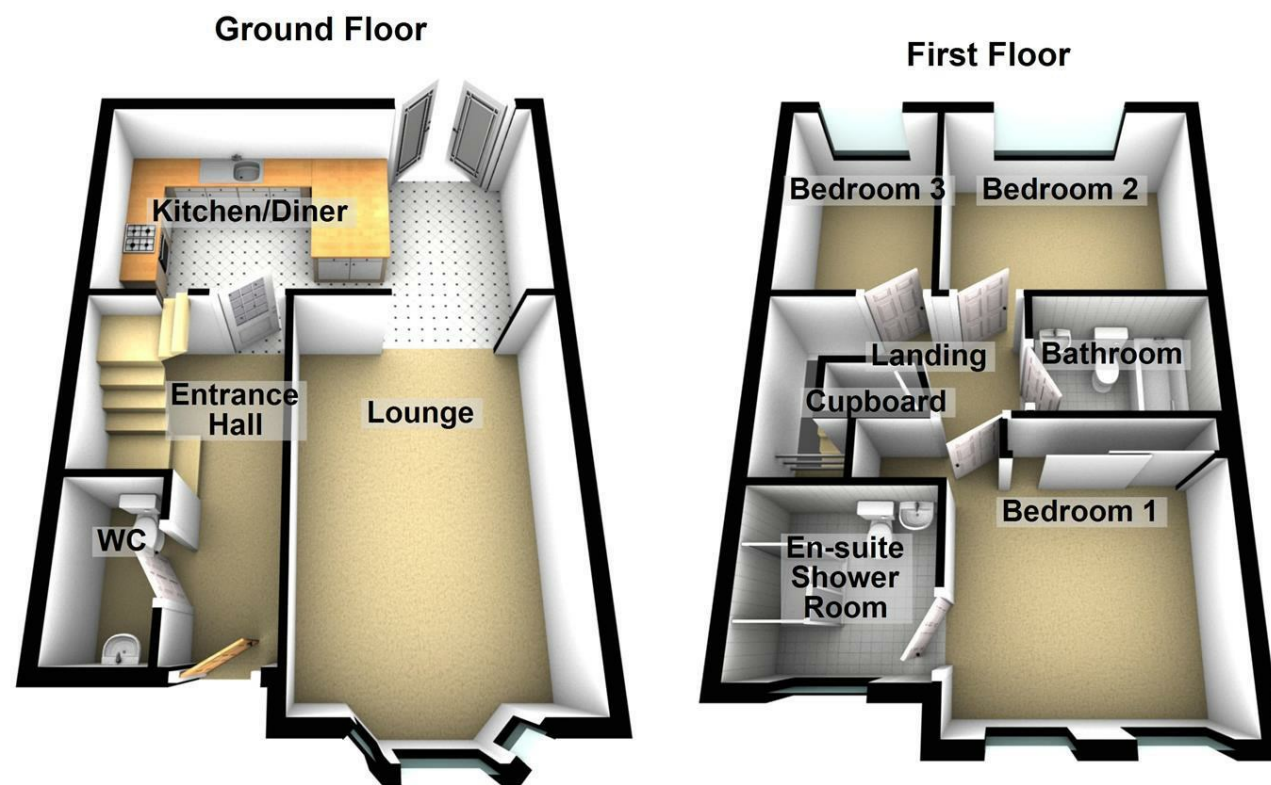




hawksbys
service & people you trust

sales 01933 224444
lettings 01933 222233
www.hawksbys.net



14 Juglans Grove, Wellingborough, NN8 1FY

£315,000

OFFERED FOR SALE WITH NO UPWARD CHAIN! Situated on the sought after 'Stanton Cross' development close to Wellingborough Railway Station offering access into London St Pancras in under an hour is this lovely 3 bedroom detached home with long driveway and detached single garage.

This lovely home boasts a generous plot with a larger than average rear garden for this style of home on this development and there are still 6 years left on the NHBC warranty. Further benefits include: Downstairs WC, good sized lounge with bay window, dining area, modern fitted kitchen with built in appliances, master bedroom with en-suite shower room and 2 further generous sized bedrooms, smart bathroom suite, UPVC double glazing, gas central heating system and good quality floor and wall coverings throughout.

To the front there is an open plan lawn garden and a long driveway to the side of the property which provides great off road parking in front of the detached single garage. To the rear is a good sized family garden which is mainly laid to lawn with a patio area and secure gated side access.

Only a stones throw away is "Grange Park" which is a new nine acre stretch of parkland at the heart of Stanton Cross, which is brilliant for families and a lovely addition to the Stanton Cross development.

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



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





Entrance Hall
Downstairs WC
Lounge
16'3" x 11'3" minimum
Dining Room
9'6" x 7'9"
Kitchen
10'0" x 9'6"
Landing



Bedroom 1
10'8" x 10'8" minimum
Ensuite Shower Room



Bedroom 2
11'3" x 9'0"
Bedroom 3
9'6" x 6'9"

Bathroom

Single Garage
18'3" x 9'1"



Tenure: Freehold
Council Tax Band: C

Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

