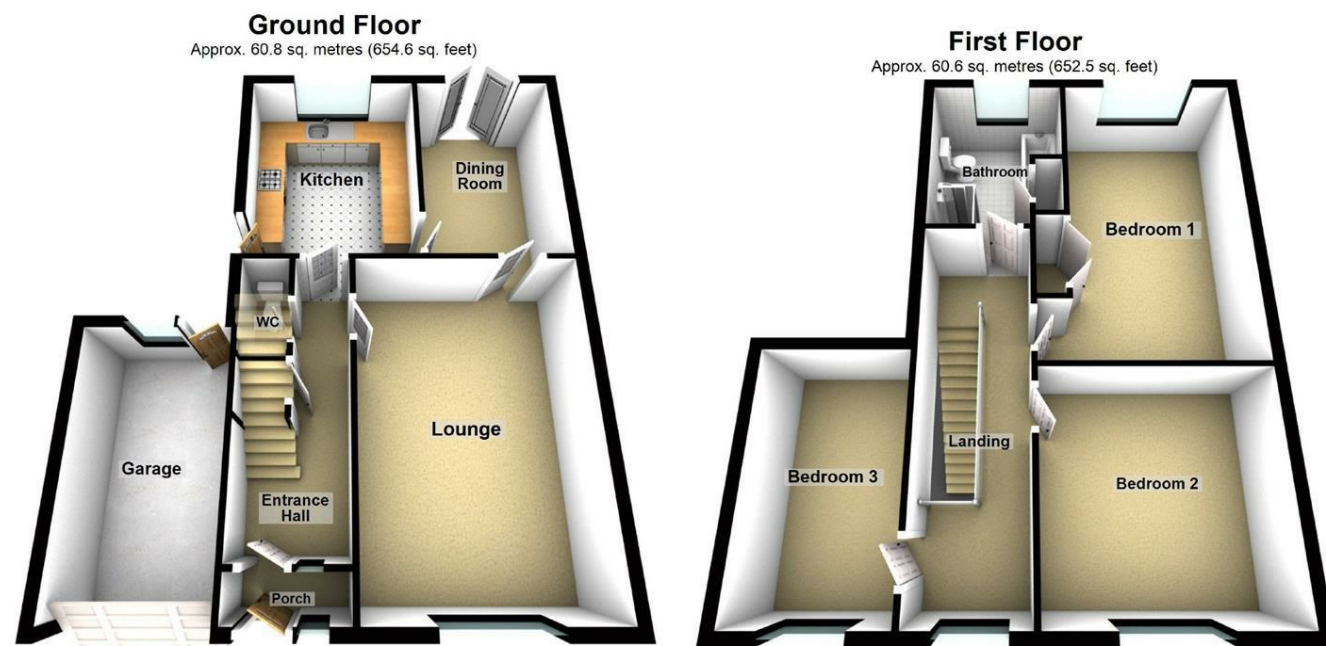




Total area: approx. 121.4 sq. metres (1307.1 sq. feet)



12a Hookhams Path, Wollaston, Northamptonshire, NN29 7PQ

£325,000

"OFFERED WITH NO UPWARD CHAIN"

CHECK OUT THE BEDROOM SIZES ON OFFER IN THIS VILLAGE HOME! Located in the sought after village of Wollaston is this established and individually built detached home with driveway and single garage. This pleasant family home has a spacious feel and has some superb bedroom sizes with the master bedroom measuring over 17ft in length. Further benefits include: modern refitted kitchen, ground floor cloakroom/WC, refitted bathroom with separate shower enclosure, gas radiator central heating, PVCu double glazing and a large lounge measuring over 17ft in length. To the front is a driveway providing good off road parking in front of the single garage and to the rear is an enclosed westerly facing garden mainly laid to lawn with a patio area. Overall this is a great family home in a great village!

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

EPC RATING 'C'



Entrance Hall

Downstairs WC

Lounge
17'11" x 11'11"

Dining Room
11'11" x 8'0"

Kitchen
11'11" x 9'9"

Landing

Bedroom 1
17'10" x 11'11" maximum

Bedroom 2
12'10" x 12'0"

Bedroom 3
12'11" x 7'3"

Bathroom



Tenure: Freehold
Council Tax Band:

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 ISAT 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!

