



13a North Street, Wellingborough, NN8 4QS

£246,995

A BEAUTIFUL VICTORIAN HOME WITH A GARAGE AT THE REAR ! Ideally located only a short walk away from Wellingborough town centre, schools and many other local amenities is this attractive bay fronted Victorian property which has been beautifully restored sympathetically, keeping all the charm and character. Some of the wonderful original features include: Original sash window to the front, fireplaces, coving, picture rails and exposed floorboards. The spacious and bespoke handcrafted kitchen is simply stunning and the double doors hiding the downstairs WC are a touch of class. Further benefits include: Two lovely reception rooms, Majority UPVC double glazing, gas radiator central heating with modern combi-boiler, smart refitted bathroom, quality floor coverings and interior decor, spacious main bedroom with bespoke window shutters, 2 further bedrooms with the second bedroom being a comfortable double. To the rear is a delightful courtyard style garden with attractive block paving and an array of established, plants, bushes and flowers. UPVC French doors lead you into the handy workshop/garage which has many different uses. There is also a secure back gate which leads you out to the lane and the front garage door. This special home really is a rare find, especially having a garage/workshop at the rear. It simply must be viewed to appreciate the quality and space on offer.

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





Entrance Hall

Lounge
12'6 max into chimney recess x 11'10 not inc bay

Dining Room
12'8 max x 11'11

Kitchen/Breakfast Room
24'4 max x 7'7

Ground Floor WC
5'2 x 3'3

Stairs To Basement



Basement
16'4 max narrowing to 11'8 x 11'8

Store Room
6'6 x 4'4

First Floor Landing

Bedroom 1
16'3 max x 11'10

Bedroom 2
11'10 x 10'6

Bedroom 3
8'10 x 7'7 max narrowing to 5'9

Bathroom
7'2 x 5'5



Tenure: Freehold
Council Tax Band: B

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!

