

Total area: approx. 132.2 sq. metres (1422.7 sq. feet)



42 Hookhams Path, Wollaston, Wellingborough,
Northamptonshire, NN29 7PQ

£1,300

A RARE OPPORTUNITY!! Located in the sought after village of Wollaston is this spacious 3 bedroom home which has been greatly extended on the ground floor to offer excellent and modern living spaces. The property has recently been fully refurbished throughout and is presented in excellent condition. Benefits include: Amazing open plan Kitchen/Breakfast/lounge space with bi-fold doors onto the garden, UPVC double glazing, gas radiator central heating, smart newly fitted kitchen with solid oak worktops, stylish refitted bathroom, separate study area and 3 good sized bedrooms upstairs. To the front there is a large block paved driveway providing excellent off road parking in front of the single tandem length garage. To the rear is a good sized garden mainly laid to lawn with a patio area and an area of raised decking in front of the bi-fold doors.

This really is a wonderful home and a very unique rental property. Available to rent from Mid February 2023.

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Living Room
17'2 max ndt 15' x 11'7

Study
9'5 x 8'9

Kitchen/Breakfast/Lounge Area
23'4 max x 18'10 max

Wet Room
8'7 x 5'

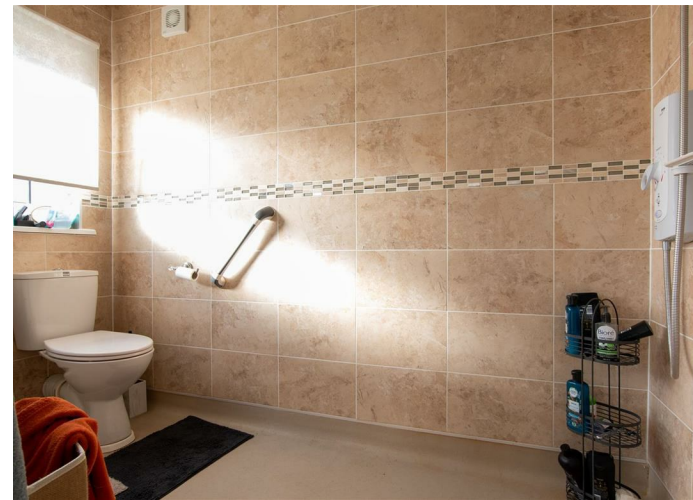
Landing

Bedroom 1
11'10 x 9'9

Bedroom 2
10'10 x 8'10

Bedroom 3
8'9 x 9'1 max

Bathroom
6'4 x 5'9



Tenure:
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 an 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 POSITION 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!

