



Total area: approx. 188.3 sq. metres (2027.3 sq. feet)



3 The Promenade, Wellingborough, NN8 5AL

£695,000

THE FINEST OF LOCATIONS! Situated in what is considered one of Wellingborough's most prestigious locations is this significant and prominent 4 bedroom detached dormer bungalow which boasts a large and beautiful plot. This spacious home has been loved and enjoyed as a family home for many years by the current owners who have extended it several times and have always kept it well maintained. It now offers 4 double bedrooms with two on the ground floor and two on the first floor, offering flexible accommodation and appealing to buyers of all ages. Further benefits include: Large lounge measuring over 20ft in length, pleasant dining room open to the conservatory, ground floor shower room, ground floor WC, radiator central heating, UPVC double glazing, fitted wardrobes and modern kitchen. To the front is an open plan lawn garden with an array of established trees and plants and a block paved driveway providing leading to the tandem length garage which measures over 31ft in length. The moment you step into the rear garden you get a real feeling and understanding of the expansive plot here and the garden is simply wonderful. It's laid to lawn with a central pathway and an array of mature trees, shrubs and bushes and two patio areas either side of the conservatory.

This location will always be sought after and we are delighted and excited to be able to offer this great home to the market with no upward chain. This home really must be viewed to appreciate its location, generous plot and living accommodation.

CALL HAWKSIBYS FOR FURTHER INFORMATION AND TO ARRANGE YOUR VIEWING 01933 22 44 44.

Note*** We believe there is potential to develop this plot but no planning permissions have been granted. Also the property has oil fired central heating.





Entrance Hall
 Lounge
 20'8 x 13'4 max
 Dining Room
 10'8 max x 9'9
 Conservatory
 14'3 max x 10'1
 Kitchen/Breakfast Room
 11'3 x 9'10
 Ground Floor Shower Room
 8'4 x 2'7



Ground Floor WC
 8'3 x 2'9
 Bedroom 1
 13'3 max x 11'4
 Bedroom 2
 11'5 max x 11'4
 First Floor Landing
 Bedroom 3
 13'9 x 12' max
 Bedroom 4
 13'8 x 10'2
 Bathroom
 7'1 x 5'5



Tenure: Freehold
 Council Tax Band: D
 Viewing strictly by appointment with Hawksbys on 01933 224444



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!

