



13 Orwell Close, Wellingborough, NN8 5WX

£309,995

OFFERED FOR SALE WITH NO UPWARD CHAIN ! Nestled in a quiet cul-de-sac in the sought after Gleneagles area of Wellingborough is this splendid detached house that offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master bedroom with an en-suite and fitted wardrobes, this property is ideal for families seeking both space and privacy.

The house boasts a smart garage conversion which has created a separate dining room/family room space, leaving the original lounge/diner to be a spacious lounge. Further benefits include: Modern kitchen and bathroom, ground floor WC, fresh decor throughout, UPVC double glazing, gas radiator central heating with a modern and efficient combi-boiler.

Parking is a breeze with a nice double width driveway with space for up to three vehicles and to the rear is a nice secluded garden with a patio area and steps up to a lawn garden with established trees, plants and shrubs.

This really is a great family home in a pleasant area and is within walking distance of all local amenities including the popular Redwell Schools.

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



### Entrance Hall

**Kitchen**  
10'10" x 7'10"

**Dining Room/Family Room**  
15'8" max x 7'3"

**Cloakroom/WC**

**Lounge/Diner**  
19'10" max x 11'1"

**Landing**

**Master Bedroom**  
13'4" max x 10'10"



### En-Suite Shower Room

**Bedroom 2**  
11'3" x 9'3"

**Bedroom 3**  
8'4" x 8'3"

**Family Bathroom**  
6'8" x 6'2"



**Tenure: Freehold**  
**Council Tax Band: C**

**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!

