

hawksbys  
service & people you trust



11 Neptune Road, Wellingborough, NN8 1RD

£1,350 Per Calendar Month



3

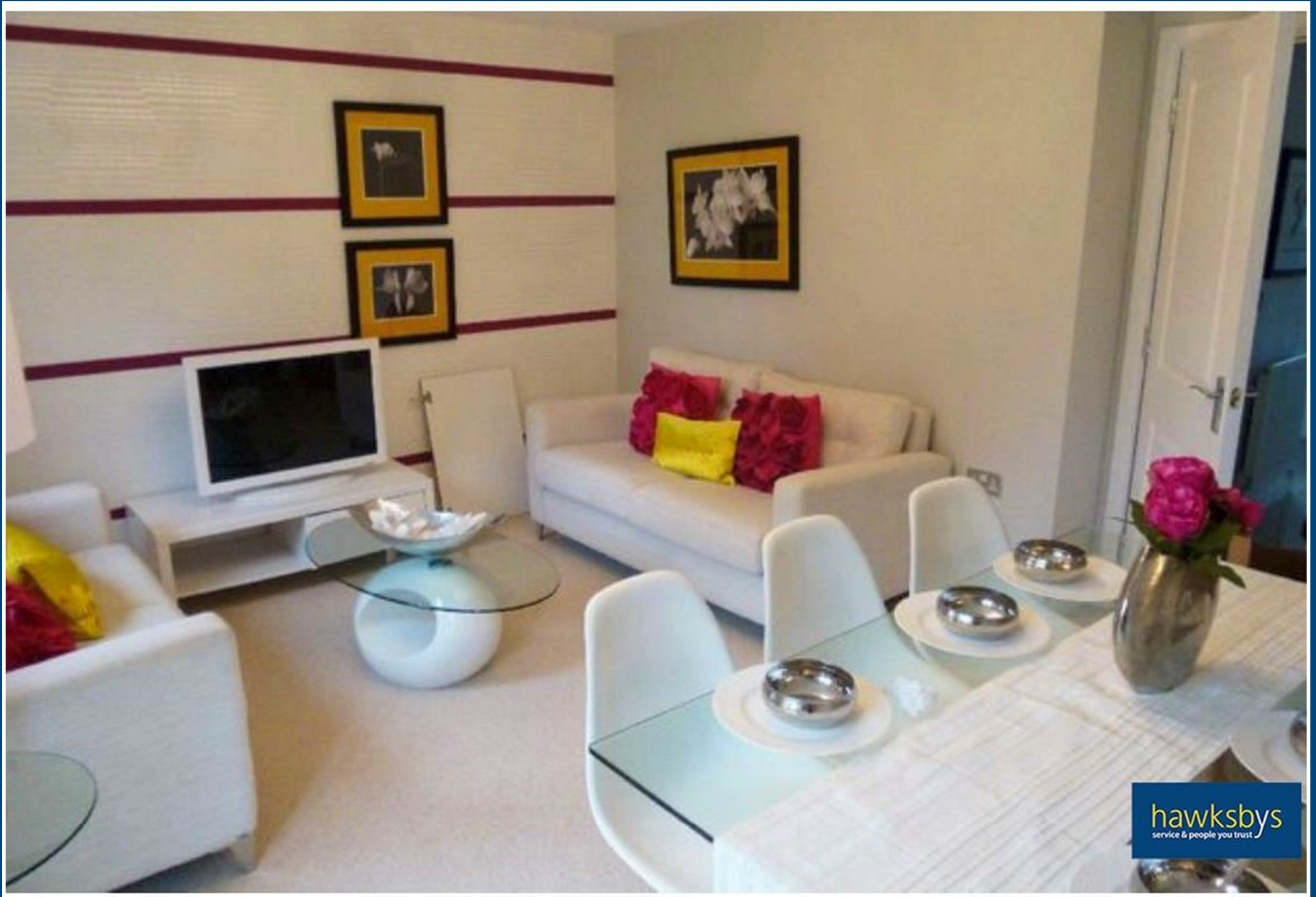


2



1





£1,350 Per Calendar Month

# 11 Neptune Road

Wellingborough, NN8 1RD

GREAT NEW RENTAL PROPERTY WITH SOLAR PANELS THAT HEAT YOUR HOT WATER! This spacious 3 bedroom family home which was the original show home is available to let right now and is presented in excellent condition throughout. Benefits include: 3 generous bedrooms with en-suite to master, smart kitchen with integrated appliances, ground floor WC, stylish bathroom, UPVC Double Glazing, gas central heating and the solar panels will help with energy bills. To the front is a driveway in front of the single garage. To the rear is a well established garden mainly laid to lawn.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44 !



## Entrance Hall

**Kitchen** 9'9 x 7'10 (2.97m x 2.39m)

**WC** 7'10 x 4'5 (2.39m x 1.35m)

**Lounge/Diner** 15'1 x 12'8 max (4.60m x 3.86m max)

## First Floor Landing

**Bedroom 2** 15'1 x 9'10 (4.60m x 3.00m)

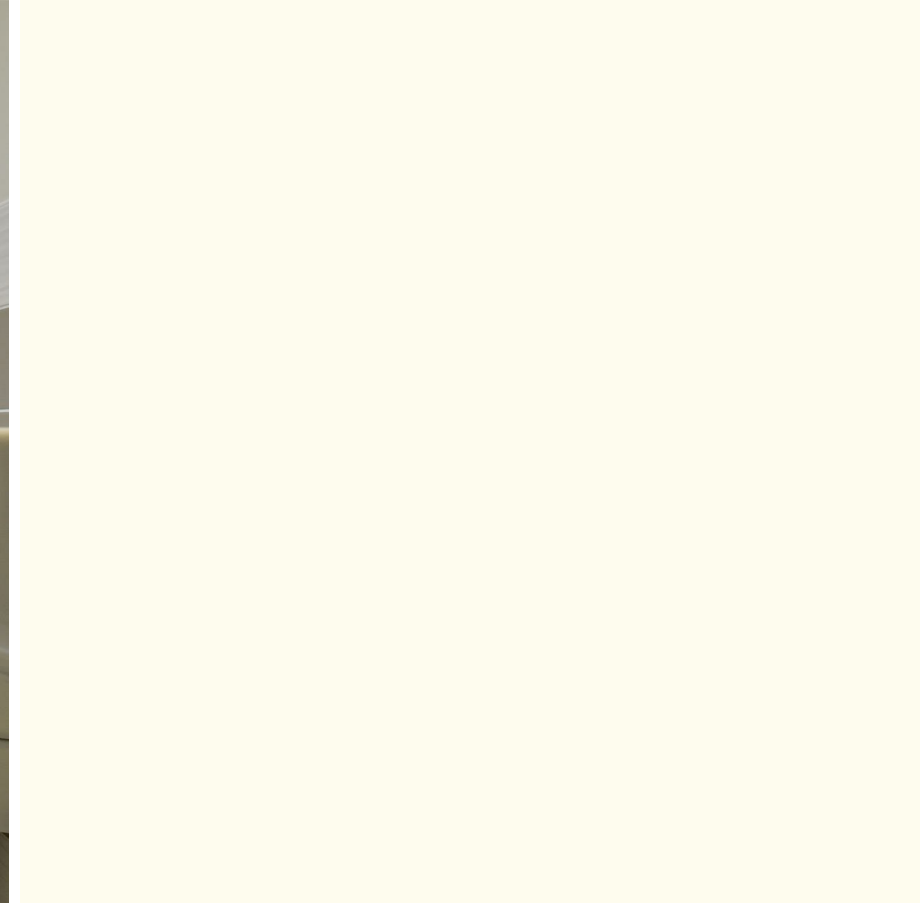
**Bedroom 3** 9'2 x 8'3 (2.79m x 2.51m)

**Family Bathroom** 6'6 x 6'4 (1.98m x 1.93m)

## Second Floor

**Master Bedroom**  
12'6 x 11'8 max ndt 9'8 (3.81m x 3.56m max ndt 2.95m)

**En-Suite**



## Directions

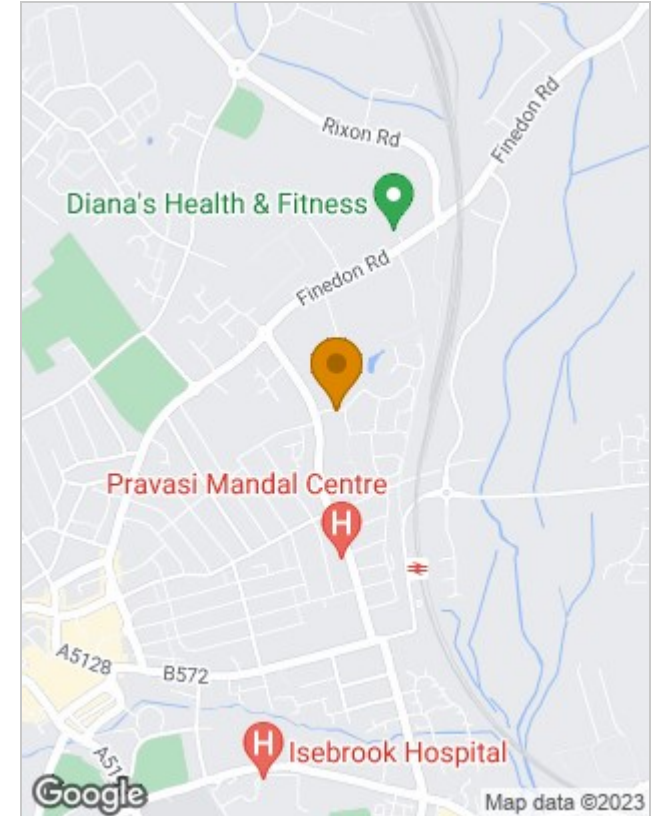




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.