



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)



91 The Pyghtle, Wellingborough, NN8 4RR

£295,000

A RARE FIND ! This fantastic bungalow has been heavily extended and boasts impressive living accommodation to include 3 generous double bedrooms, en-suite shower room, dining area and a large lounge measuring over 16ft in length and over 20 ft wide which has underfloor heating. The lounge really is a great space and enjoys lovely views onto the garden. The Pyghtle is a sought after location within Wellingborough ideally located within walking distance from the town centre and many other local amenities.

Further benefits include: UPVC double glazing, gas radiator central heating with brand new combi-boiler, modern bathroom with corner bath and separate shower enclosure and a good sized single detached garage. To the front is a smart block paved driveway which offers good off road parking and leads down the side of the bungalow to the single garage. To the rear is a wonderful and established garden which is mainly laid to lawn with an array of trees, plants and shrubs. There is a decked area with French doors off the lounge and an electric awning which gives you that much need shade on those hot summers days. This really is a rare find and must be viewed to appreciate all the space this bungalow has to offer.

NOTE:- The driveway at the side leading down the single garage is wide enough for smaller cars only.

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



Entrance Hall

Large Lounge
20'8 max narrowing to 18'10 x 16'2 max

Dining Area
9'6 x 7'8

Kitchen
10'2 x 8'6

Bedroom 1
12'8 not inc bay x 12'4

Bedroom 2
10'7 x 9'1



En-Suite Shower Room
9'6 x 3'9

Bedroom 3
12'2 x 11'5

Bathroom
11'6 max x 5'4

Single Detached Garage



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!

