



Total area: approx. 86.0 sq. metres (926.0 sq. feet)



**hawksbys**  
service & people you trust

sales 01933 224444  
lettings 01933 222233  
www.hawksbys.net



1 Wellingborough Road, Little Harrowden, NN9 5BE

£299,995

A STYLISH VILLAGE HOME ! Located in the popular village of Little Harrowden is this mature bay fronted 3 bedroom semi-detached home which has been greatly improved by the current owners in recent years. The property benefits from: A spacious lounge/diner with newly fitted wood burning stove, smart refitted kitchen with integrated appliances and range cooker, UPVC double glazing, gas radiator central heating with NEW BOILER, first class floor coverings and interior decor throughout, an impressive refitted bathroom with stunning tiling, large double shower enclosure and high quality bathroom suite. The current owners have also rewired the property and updated the consumer unit. To the front is a lawn garden and long gated block paved driveway leading down the side of the house to a single brick built garage. To the rear is a long garden measuring over 80ft in length which is mainly laid to lawn with a patio area, greenhouse, timber shed and gated side access. The garden is enclosed by tall hedgerows which means it does offer a good degree of privacy. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, utility area and three bedrooms and bathroom on the first floor. This really is a stunning family home and must be viewed to appreciate everything it has to offer

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall  
Lounge/Diner  
24'8 not inc bay window x 15'3 max narrowing to 9

Kitchen  
9'4 x 8'10

Utility Area  
8'10 x 2'2

Landing

Bedroom 1  
12'9 not inc bay x 9'5 max into chimney recess

Bedroom 2  
11'5 x 9'4

Bedroom 3  
9'6 x 5'3

Bathroom  
9'4 x 8'9



Tenure: Freehold  
Council Tax Band: C

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 ITS 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!

