



Total area: approx. 78.8 sq. metres (848.6 sq. feet)



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45 Main Road, Wilby, Wellingborough, NN8 2UB

£199,995

A LOVELY VILLAGE HOME ! This period property located in the village of Wilby is presented in good condition throughout and has a lovely rear garden backing onto countryside. The property has been modernised and improved by the current owner over the years and benefits include: Extended kitchen measuring over 19ft in length with refitted modern units, Pleasant open plan lounge/diner, smart & spacious refitted bathroom, UPVC double glazing, gas radiator central heating with modern combi-boiler and 2 generous double bedrooms. To the rear is a wonderful and established garden with an array of colourful plants flowers and shrubs. Follow the winding gravelled pathway and it takes you down to the delightful summerhouse where you can sit and enjoy a lovely view of the garden on a summers day. This really is a lovely home and in our opinion a perfect first time buy.

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC rating: D



Porch
Entrance Hall
Lounge
11'2 max into chimney recess x 10'9
Dining Area
11'6 max x 10'9
Extended Kitchen
19'1 x 7'4
Landing
Bedroom 1
14'7 max x 10'6



Bedroom 2
11' x 9'8
Bathroom
12'2 max x 7'4



Tenure: Freehold
Council Tax Band: A
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 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!

