



15 Balharvie Road, Wellingborough, NN8 6BD

£400,000

OVER 1500 SQUARE FEET !! This spacious 4 bedroom family home is located on the popular "Glenvale Park" development on the northern outskirts of Wellingborough. Boasting a generous lounge, family room, and dedicated home office, this home provides fantastic space for the whole family to relax, work, and live comfortably. Upstairs there are 4 generous double bedrooms, all with smart built in wardrobes and the master bedroom benefiting from an en-suite shower room. Further benefits include: Stylish kitchen/diner with integrated appliances, gas central heating, UPVC double glazing, driveway, single garage and rear garden. This property really does offer brilliant accommodation for a growing family and must be viewed.

EPC Rating: B

CALL HAKWSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

Glenvale Development yearly management fees are approx £200 per annum.



Entrance Hall

Lounge
19'2 x 11'5

Family Room
11'1 x 9'5

Home Office
9'5 x 6'6

Kitchen/Diner
16'5 max x 13'6 max

Utility Room
5'3 x 5'1



Ground Floor WC

3'10 x 2'11

Landing

Master Bedroom
12'10 max x 12'3 max

En-Suite
6'10 x 4'7

Bedroom 2
18'4 max x 8'4

Bedroom 3
11'9 max x 9'7

Bedroom 4
11'9 x 10'4

Family Bathroom
11'9 max into wardrobes x 9'7



Tenure: Freehold
Council Tax Band: E

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 an 18mm, and in some circumstances make the rooms look larger than they are!

