

hawksbys
service & people you trust



61 Neptune Road, Wellingborough, NN8 1RD

£1,700



4



2



1





£1,700

61 Neptune Road

Wellingborough, NN8 1RD

- Generous Plot With Parkland To The Left Hand Side
- Lounge Measuring Over 16ft I Length
- En-Suite To Master Bedroom
- Rear Garden With Parkland Views
- 4 Good Sized Bedrooms
- Spacious Kitchen/Breakfast/Family Space
- Good Sized Detached Single Garage & Driveway

GREAT NEW RENTAL PROPERTY ! Hawksbys are pleased to offer for rent this spacious 4 bedroom detached home situated on the popular Ladywell Park Development in Wellingborough which is ideally located only a short walk to Wellingborough train station, town centre, Victoria School & Hatton Academy. This lovely family home boasts a rare plot which sides on to open parkland which gives it a real feel of spaciousness and lovely views in the rear garden. If you take a stroll through the parkland you can easily arrive at a childrens playground area.

Along with the usual benefits UPVC double glazing and gas radiator central heating this home offers : A spacious lounge measuring over 16ft in length, separate dining room, ground floor WC, large kitchen/breakfast/family space, modern kitchen & bathroom fittings, En-suite to master bedroom, 3 further bedrooms, 2 of which have built in wardrobes.

To the front is a lawn garden enclosed by hedgerows and a block paved driveway providing good off road parking in front of a larger than average detached single garage. To the rear is a pleasant garden which is one of the bigger garden plots we have seen on this development and it has lovely views of tress and open parkland to the side.

CALL HAWKSBY'S TODAY TO ORGANISE YOUR VIEWING 01933 22 44 44

EPC RATING 'B'

Note*** Because the kitchen is large enough to house a dining table the current dining room is being used as a home office/playroom and could even be considered as a 5th bedroom.



Entrance Hall

Dining Room 10'10 x 9'9 (3.30m x 2.97m)

Kitchen/Breakfast/Family Space
15'2 max x 15'1 max (4.62m max x 4.60m max)

Ground Floor WC 7'9 x 2'9 (2.36m x 0.84m)

Lounge 16'9 x 10'3 (5.11m x 3.12m)

Landing

Master Bedroom 15'2 x 10'1 (4.62m x 3.07m)

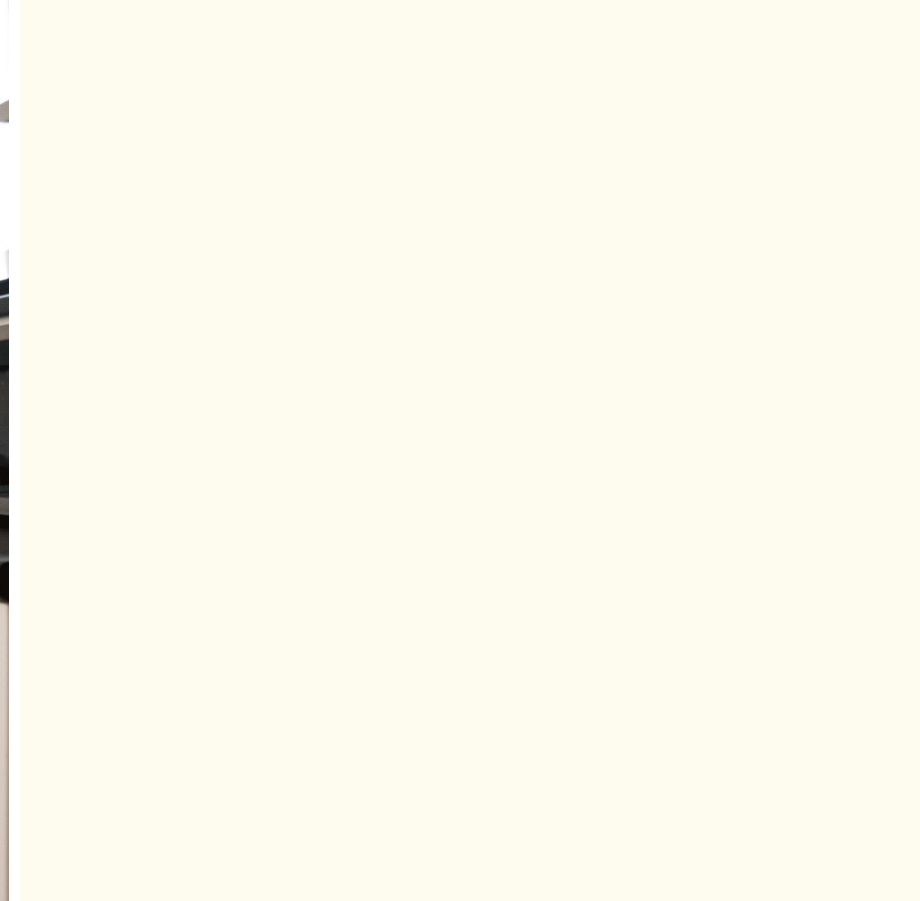
En-Suite 6'10 x 4' (2.08m x 1.22m)

Bedroom 2 14'11 max x 8'10 (4.55m max x 2.69m)

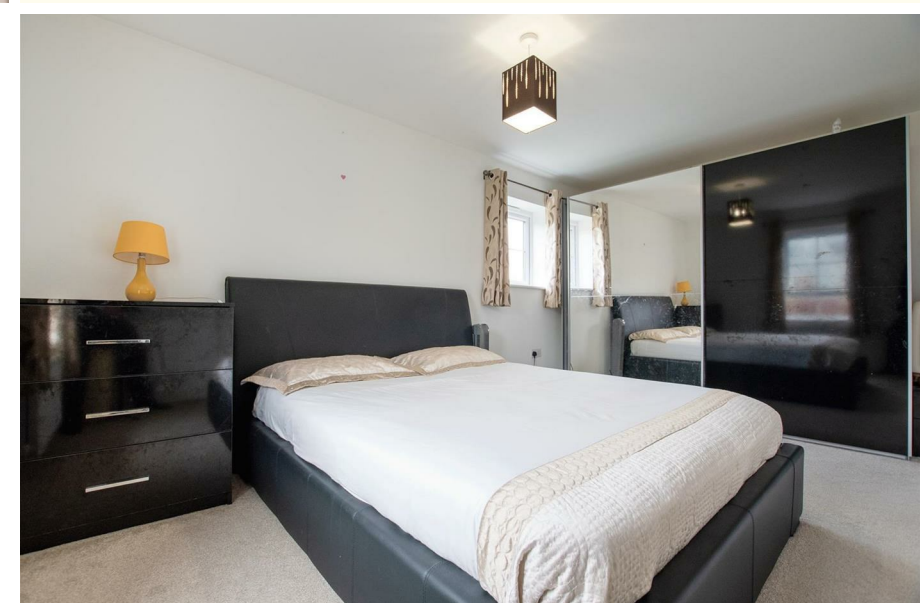
Bedroom 3 12'2 x 9'2 (3.71m x 2.79m)

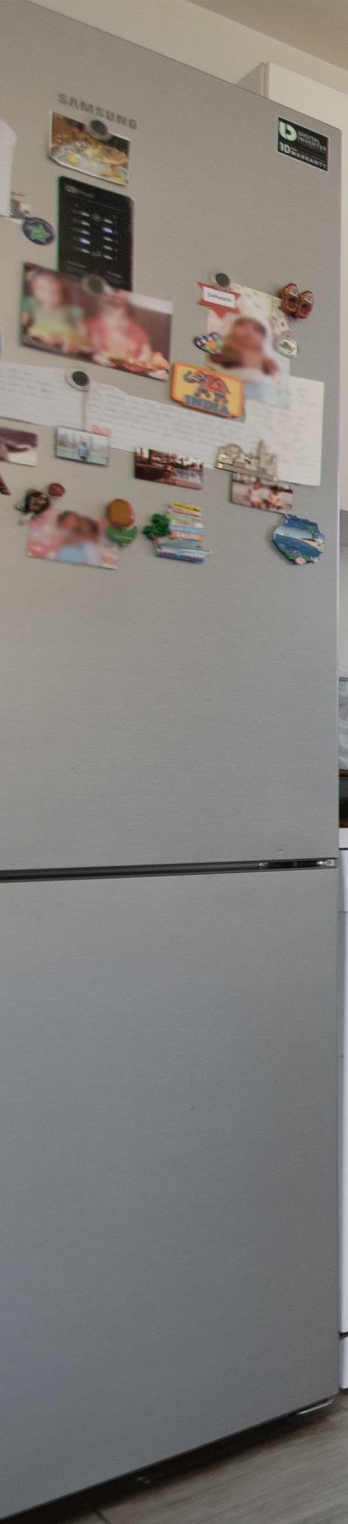
Bedroom 4 7'6 x 7'1

Family Bathroom 6'10 x 5'7 (2.08m x 1.70m)

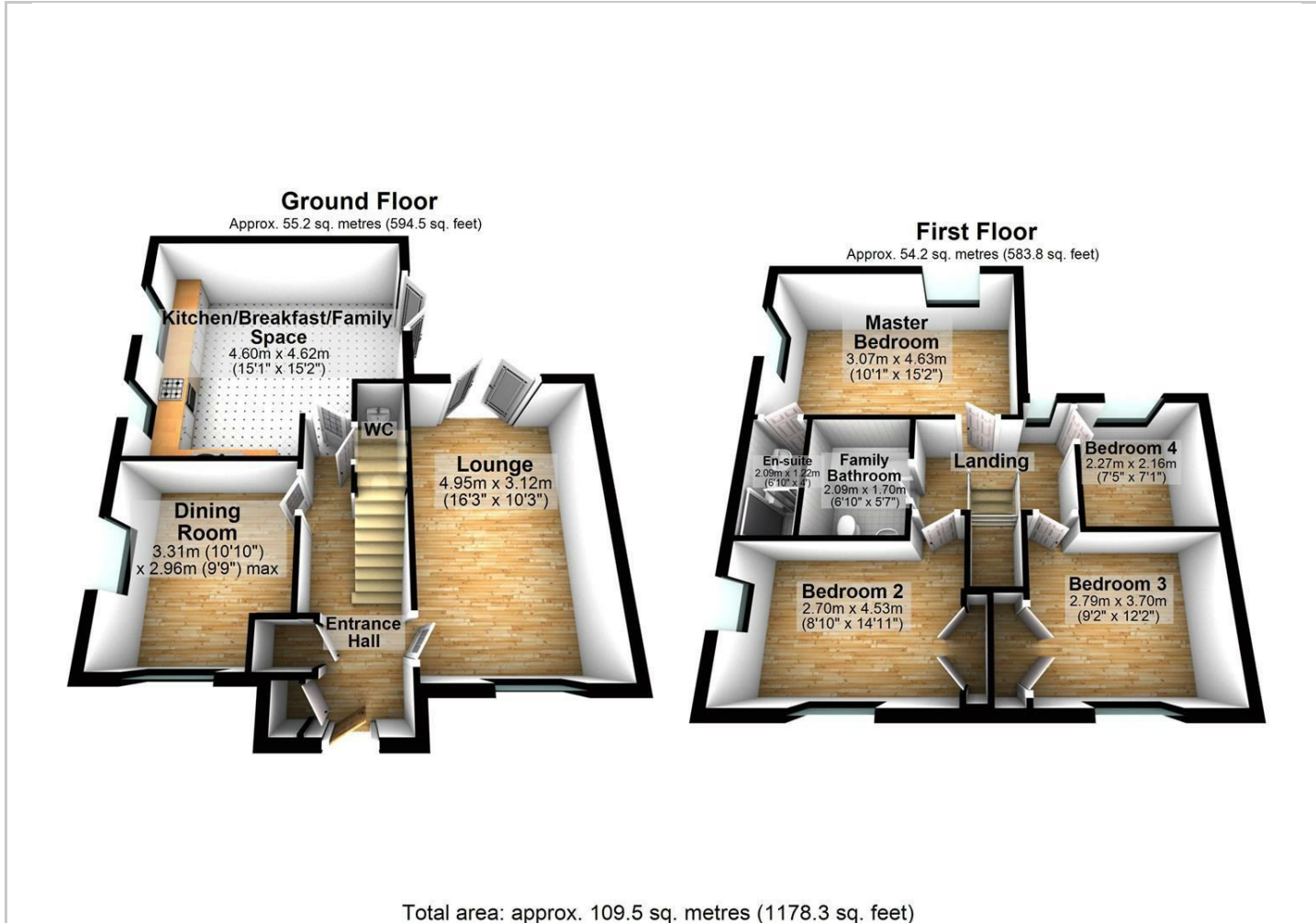


Directions

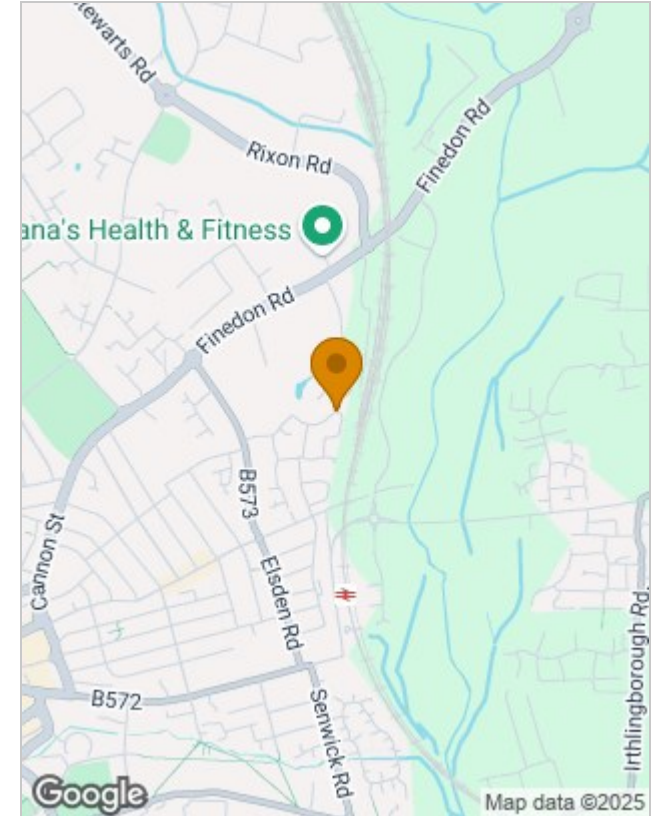




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.