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11 Naseby Close, Wellingborough, NN8 5XB

£335,000



3



2



2





£335,000

# 11 Naseby Close

Wellingborough, NN8 5XB

- Generous Plot With Large Rear Garden
- Fully Refurbished
- Gas Rads With New Combi-Boiler
- Close To Redwell Schools
- Block Paved Driveway Providing Great Off Road Parking
- Stylish Kitchen, Bathroom & Shower Room
- Sought After Location

ON THE DOORSTEP OF THE REDWELL SCHOOLS! A stunning and spacious 3 bedroom detached family home in the sought after "Gleneagles" area of Wellingborough and only moments away from the Redwell Junior & Infant Schools. This beautiful home has been fully refurbished throughout and unusually for a modern estate this home sits on a generous plot and has a larger than average rear garden offering potential for extending to the side and the rear. (Subject to the correct permissions being granted). Further benefits include: Stylish refitted kitchen & utility room, smart ground floor shower room, UPVC double glazing, gas radiator central heating with modern combination boiler, smart refitted bathroom, 3 good sized bedrooms and quality interior decor and floor coverings throughout. To the front is a newly block paved driveway providing great off road parking in front of the single garage. To the rear and side is a large and newly fenced garden which is mainly laid to lawn with 2 separate patio areas.

The presentation in this family property is first class and the interior design is very on trend, it must be viewed to appreciate everything it has to offer.

CALL HAWKSBYS NOW TO BOOK YOUR VIEWING 01933 22 44 44

"OFFERED WITH NO UPWARD CHAIN"

EPC Rating: D



## Entrance Hall

**Lounge** 12'8 x 12' (3.86m x 3.66m)

**Dining Area** 10'8 x 8'10 (3.25m x 2.69m)

**Kitchen** 10'8 max x 9'8 (3.25m max x 2.95m)

**Utility Room** 8'3 x 6' (2.51m x 1.83m)

**Ground Floor Shower Room** 8'4 x 3'9 (2.54m x 1.14m)

## Landing

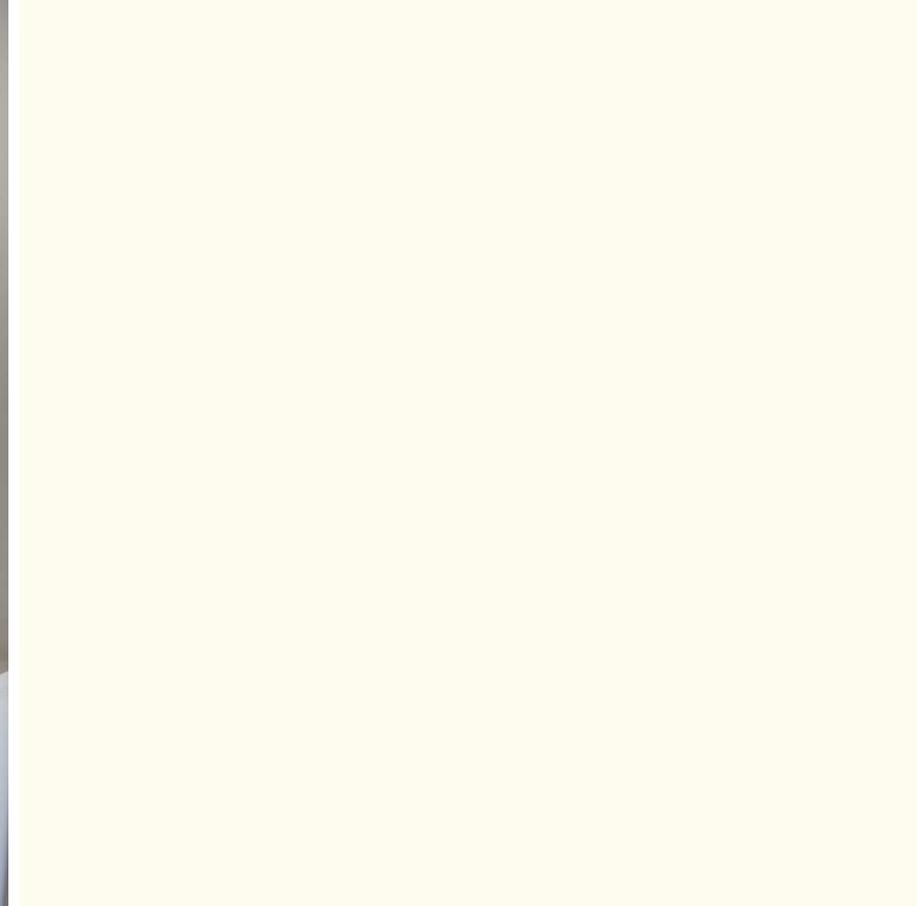
**Bedroom 1**  
12'5 max ndt 9'3 x 12' (3.78m max ndt 2.82m x 3.66m)

**Bedroom 2** 12'5 max x 10'8 (3.78m max x 3.25m)

**Bedroom 3**  
9'3 max ndt 5'9 x 9'1 (2.82m max ndt 1.75m x 2.77m)

**Bathroom** 8'4 x 5'9 (2.54m x 1.75m)

**Single Garage** 18'8 x 9'1 (5.08m x 2.77m)

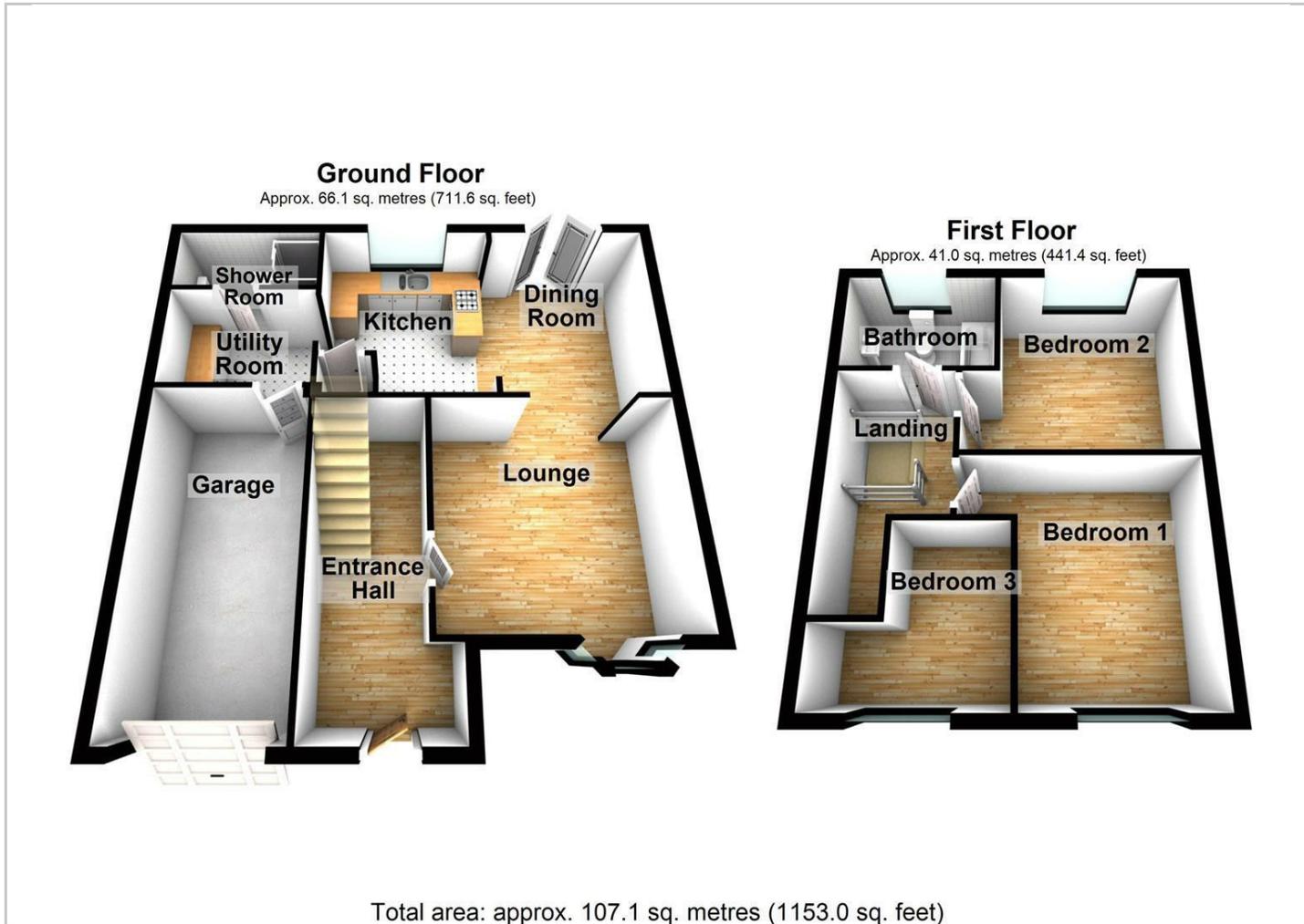


## Directions





## Floor Plans



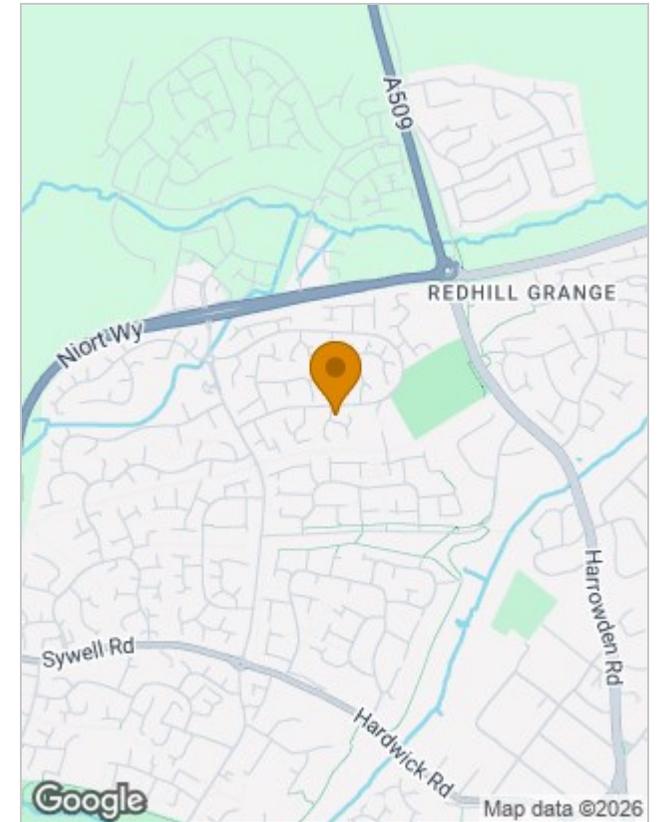
## Viewing

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.

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Tel: 01933 224444 Email: sales@hawksbys.net

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	