



22 Stone Close, Wellingborough, NN8 4HD

£315,000

A NICELY POSITIONED 3 BEDROOM HOME DETACHED HOME WITH DRIVEWAY & SINGLE GARAGE ! Originally constructed by Persimmon homes is this lovely home which is presented in good condition throughout and is being offered for sale with no upward chain. Benefits include: UPVC double glazing to windows and doors, gas radiator central heating, modern kitchen and bathroom fittings, 3 well proportioned bedrooms, en-suite to master bedroom. The accommodation on offer is as follows: Entrance Hall, lounge, kitchen/diner, utility room, WC, first floor landing, 3 bedrooms, en-suite to master and family bathroom. To the front is a driveway which provides good off road parking and leads to a single garage and gated access to the garden. The garden offers a good degree of privacy and has been designed to be low maintenance with a nice decked area off the kitchen/diner with steps down to a patio area and small storage shed. With no upward chain this could be a straight forward and quick purchase.

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C

Note*** The rear garden is in the process of being cleared and tidied.





Entrance Hall

Lounge
16'5 x 10'2

Kitchen/Diner
16'5 x 9'8

Utility Room
6'8 max x 6'1

Ground Floor WC
5'5 x 3'6

Landing

Main Bedroom
10'8 max x 10'3

En-Suite
5'10 x 5'4

Bedroom 2
10'2 x 9'4

Bedroom 3
7'2 x 6'9

Family Bathroom
6'8 x 6'2



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 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 IT'S EXACT POSTITION 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!

