



15 Fotheringhay Road, Wellingborough, NN8 1FN

£285,000

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Wellingborough, NN8 1FN

- Constructed by Bellway Homes in 2021, 5 Years NHBC Remaining
- Double glazed doors and windows with energy efficient tinted film
- Off Road Parking & EV Charging Point
- NO UPWARD CHAIN !
- Solar panels that generate electricity and surplus electricity
- "A" Efficiency Rating
- Air Source Heat Pump
- En-Suite to Master Bedroom

BRILLIANT ENERGY PERFORMANCE RATING 'A'. Originally Constructed by Bellway Homes in 2021 is this impressive three bedroom semi detached property home which has had many efficiency upgrades. The central heating system now works through an air source heat pump and the original gas boiler has been removed and there are three individual air conditioning units also. On the roof there are solar panels which generate electricity and produce a surplus and the double glazed doors and windows have a tinted film which helps to retain the warmth. Further benefits include: smart modern kitchen, bathroom and en-suite to master, good quality floor coverings and ground floor WC. To the front there are 2 allocated parking spaces side by side and an EV charging point. To the rear is a smart landscaped garden with a mixture of decking and artificial grass.

"NO UPWARD CHAIN"

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Kitchen 9'9 x 8'1 (2.97m x 2.46m)

WC 6'6 x 3'1 (1.98m x 0.94m)

Lounge/Diner 15'4 max x 17' (4.67m max x 5.18m)

Landing

Bedroom 1 12'8 max x 11'4 max (3.86m max x 3.45m max)

En-Suite 6'6 x 5' (1.98m x 1.52m)

Bedroom 2 10'5 x 8'7 (3.18m x 2.62m)

Bedroom 3 10'5 x 6'4 (3.18m x 1.93m)

Bathroom 6'11 x 5'4 (2.11m x 1.63m)

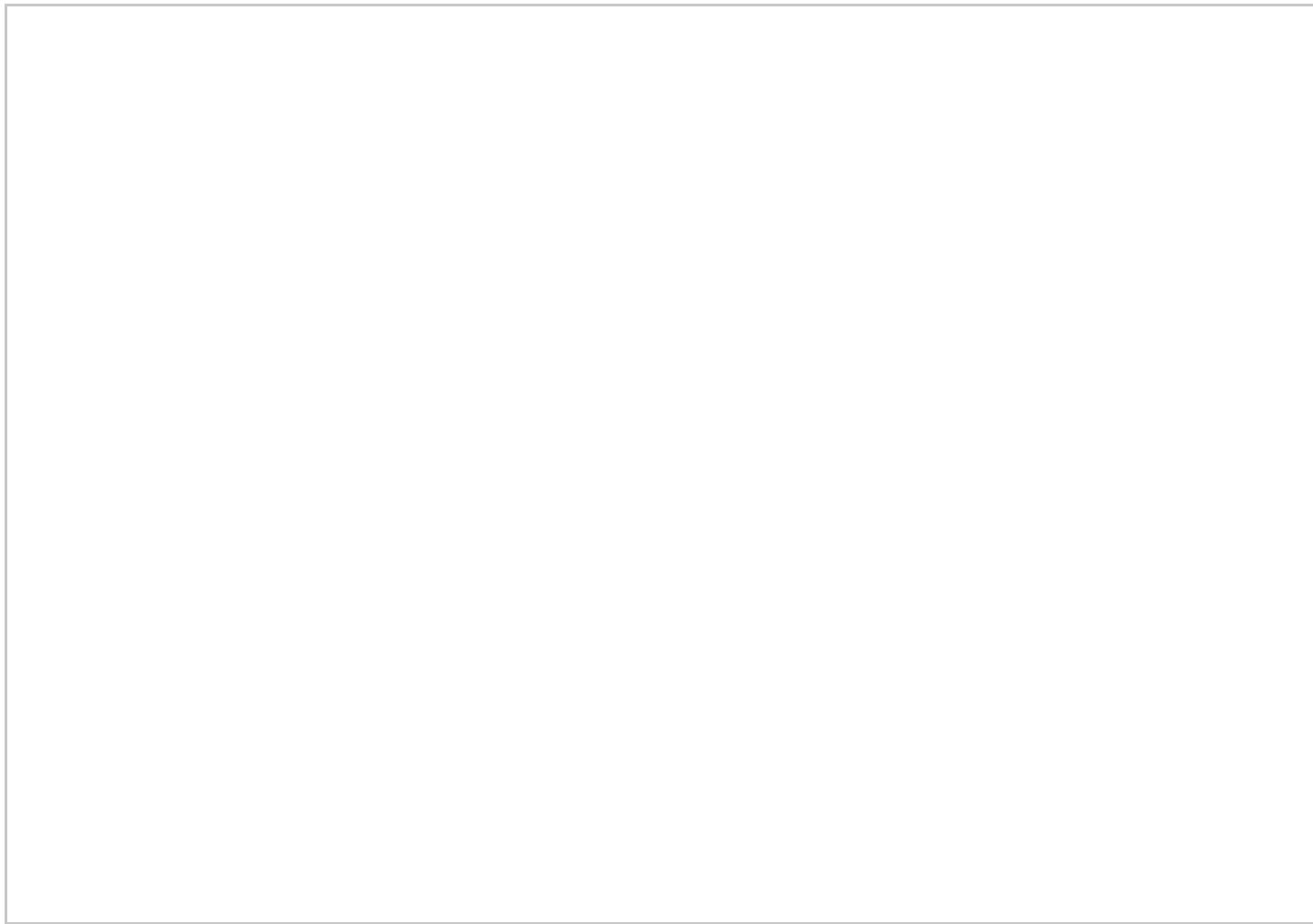


Directions

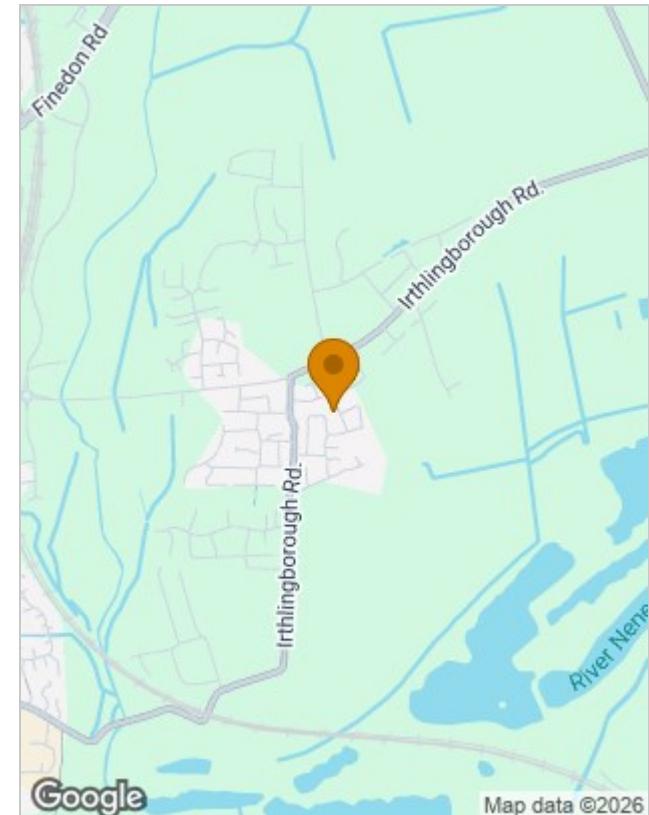




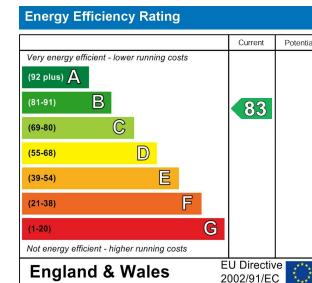
Floor Plans



Location Map



Energy Performance Graph



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.