



Total area: approx. 107.8 sq. metres (1160.7 sq. feet)



2 Tees Close, Wellingborough, NN8 5WY

£334,995

A FANTASTIC 4 BEDROOM FAMILY HOME IN A GREAT LOCATION ! Situated in a pleasant cul-de sac position in the sought after "Gleneagles" area of Wellingborough is this spacious & extended family home which has been vastly improved by the current owners over the years. The property was originally constructed as a 3 bedroom detached home but the current owners loved the location so decided to extend above the garage to create an additional bedroom which measures close to 15ft in length. The property also boasts a smart garage conversion which has created a separate dining room and the old kitchen/diner space is now a bright, spacious and airy kitchen with space for a sofa, making it a real social space. Further benefits include : UPVC double glazing, gas radiator central heating, smart refitted kitchen, built-in wardrobes, large bathroom with bath and separate shower enclosure, ground floor WC, smart interior decor and floor coverings throughout. To the front is a block paved and gravelled driveway providing good off road parking. To the rear is a wonderful & established garden which offers a good degree of privacy. There is a block paved patio area and steps up to a lawn garden with an array of plants, shrubs and flowers, another block paved patio area and gated side access. this really is a lovely home in a lovely location.

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C





Porch  
 Entrance Hall  
 Lounge  
 14'7 not inc bay x 12'5 max  
 Dining Room  
 11'1 x 7'2  
 Kitchen/Breakfast Room  
 22'9 max narrowing to 15'3 x 9'4  
 Utility  
 7'6 x 7'4



Ground Floor WC  
 4'5 x 3'2  
 Landing  
 Bedroom 1  
 11'9 upto wardrobes x 9'5 max  
 Bedroom 2  
 14'9 upto wardrobes x 7'6  
 Bedroom 3  
 10'1 into wardrobes x 8'10  
 Bedroom 4  
 9' max x 6'5  
 Bathroom  
 15' x 6'2



Tenure: Freehold  
 Council Tax Band: D

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

