



Total area: approx. 87.1 sq. metres (937.9 sq. feet)



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24 Roses Close, Wollaston, Wellingborough, NN29 7ST

£269,995

**NO UPWARD CHAIN !** This pleasant 3 bedroom detached home is located in a cul-de-sac position in the sought after village of Wollaston which has well regarded schools and very good local amenities. This property offers great living accommodation and benefits include: The addition of a conservatory, refitted bathroom and separate WC, UPVC double glazing, gas radiator central heating and 3 bedrooms, 2 of which have built-in wardrobes. To the front there is an open plan lawn garden and smart block paved driveway which provides good off road parking and leads to a single garage. To the rear is an enclosed garden which is laid to lawn with a substantial timber garden shed with tiled roof and power and lighting. There is also an access door into the single garage and secure gated side access. This is a great family home which is ideal for any purchasers that are looking for a village home they cant put their own stamp on !

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 224444



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS







Porch

Lounge  
15'3 x 14'8

Dining Area  
12'7 x 8'2

Kitchen  
12'7 x 6'8

Conservatory  
8'7 x 8'2

Landing

Bedroom 1  
13'9 x 9'



Bedroom 2  
10'7 x 9'

Bedroom 3  
10'9 x 5'7

Bathroom  
6'5 x 5'9

Separate WC  
4'8 x 2'5



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!

