



99 Windsor Road, Wellingborough, NN8 2NB

£269,995

A SPACIOUS & EXTENDED 3 BEDROOM FAMILY HOME ! Located in a quiet Cul-de-sac in the Kingsway area of Wellingborough is this pleasant & spacious 3 bedroom semi detached home with driveway. This lovely home boasts a 2 storey rear extension which has created a spacious kitchen/diner space which measures over 21 feet in length and a large main bedroom on the first floor which measures over 22ft in length. Upon entering, you are greeted by the expansive kitchen/diner which is the heart of the home and a great space for socialising and entertaining. The spacious lounge measures over 19ft in length and provides a warm and welcoming atmosphere, perfect for relaxation. Further benefits include: A smart ground floor shower room, UPVC double glazing, gas radiator central heating, modern bathroom and 3 double bedrooms. To the front is a smart block paved driveway and open plan lawn garden. To the rear is a large garden which is mainly laid to lawn with a concrete pathway leading to two timber sheds and a greenhouse. There is also gated side access and a handy space to keep your bins. This really is a great home and with the space on offer its perfect for a growing family.

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



Porch

Entrance Hall

Ground Floor Shower Room  
9'2 x 3'5

Lounge/Diner  
19'2 max x 11'10 max

Dining Area  
10'4 x 9'4

Kitchen  
10'9 x 9'9

Landing

Bedroom 1  
22'8 max x 10'5 max

Bedroom 2  
10'11 x 10'1

Bedroom 3  
8'11 x 7'10

Bathroom  
6'6 x 5'6

Separate WC  
3'7 x 2'9



Tenure: Freehold  
Council Tax Band: B

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

