



8 Irthlingborough Road North, Wellingborough, NN8 1TE

£1,295





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## BEAUTIFUL STANTON CROSS HOME FOR RENT !

Hawksbys are pleased to offer to the market this great 3 bedroom home situated on the new Stanton Cross development which is only a short walk away from Wellingborough Train Station offering access into London St Pancras in under an hour.

The property is presented in first class condition and benefits include: Smart kitchen with built appliances,, spacious open plan living accommodation, 3 double bedrooms with en-suite to master bedroom, UPVC double Glazing, gas radiator central heating and quality interior decor and floor coverings throughout.

To the rear is an enclosed garden which is laid to lawn with a patio area and gated rear access which leads to the 2 allocated parking spaces.

CALL HAWKSBUYS NOW TO ARRANGE YOUR VIEWING 01933 22 22 33

EPC Rating: B



### Entrance Hall

**Ground Floor WC** 6'11 x 3'2 (2.11m x 0.97m)

**Kitchen** 9'4 x 8'1 (2.84m x 2.46m)

**Lounge/Diner** 16'3 x 15'5 max (4.95m x 4.70m max)

### Landing

**Master Bedroom** 10'3 x 9'1 (3.12m x 2.77m)

**En-Suite** 6'7 x 5' (2.01m x 1.52m)

**Bedroom 2** 10'3 x 8'10 (3.12m x 2.69m)

**Bedroom 3** 10'4 x 6'5 (3.15m x 1.96m)

**Family Bathroom** 6'11 x 5'6 (2.11m x 1.68m)

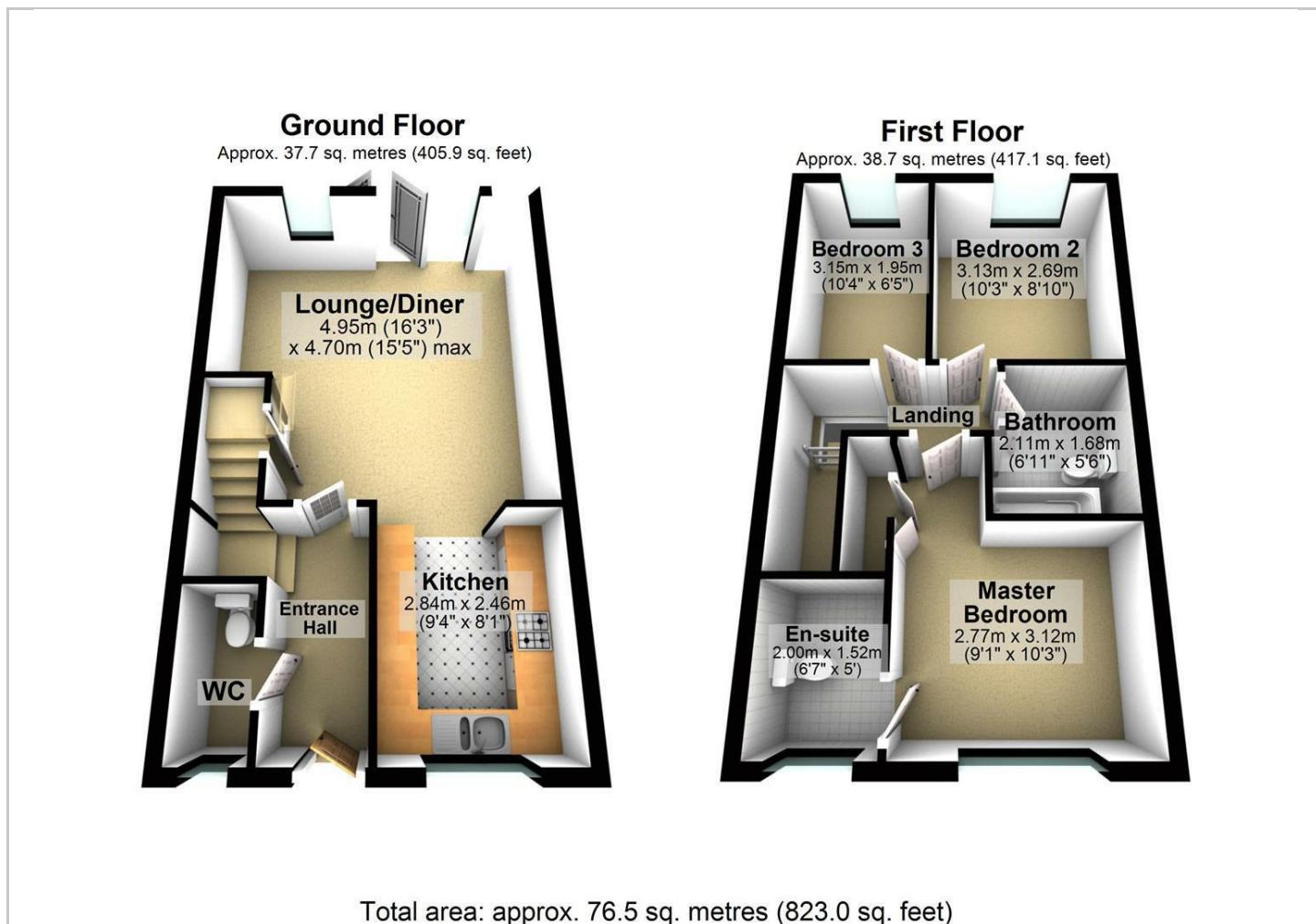


## Directions

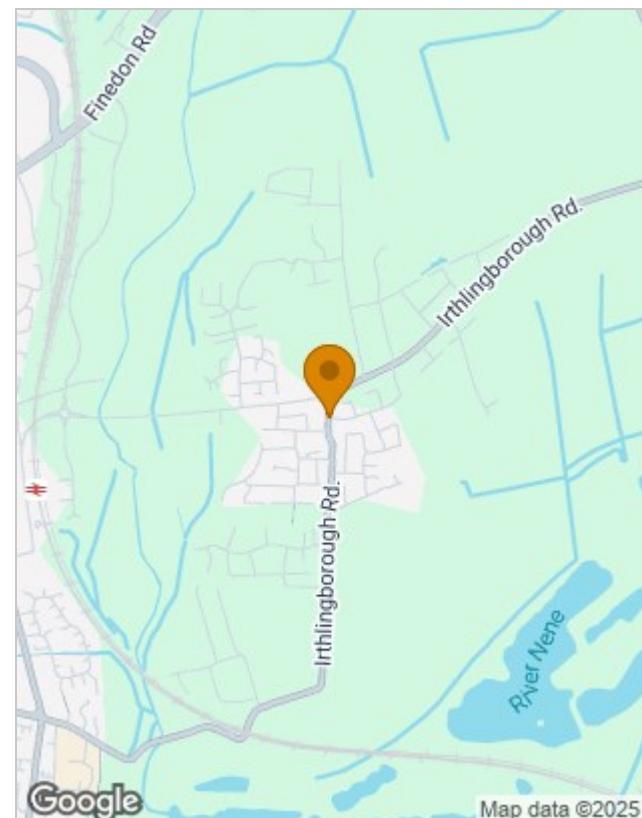




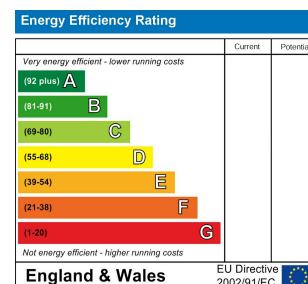
## Floor Plans



## 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.