

hawksbys  
service & people you trust



4 Mespilus View, Wellingborough, NN8 1FX

£1,150 PCM





# 4 Mespilus View

Wellingborough, NN8 1FX

- BRAND NEW 2 BEDROOM HOME TO RENT
- 2 PARKING SPACES
- 2 DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SITUATED ON THE NEW STANTON CROSS DEVELOPMENT
- OPEN PLAN LIVING ACCOMMODATION
- MODERN FIXTURE AND FITTINGS

VIDEO TOUR AVAILABLE!!

GREAT OPPORTUNITY TO RENT 2 BEDROOM HOME!!

Hawksbys are pleased to offer to the market this 2 bedroom home situated on the new Stanton Cross development. The property is conveniently located close to Wellingborough Train Station offering access into London St Pancras in under an hour.

The property offers: modern kitchen with built in cooking appliances and fridge/freezer, spacious open plan living accommodation, 2 double bedrooms, new bathroom, UPVC double glazing and gas central heating system.

To the front there is allocated parking for 2 vehicles and a shared footpath leading to the rear gate. The rear garden is fully enclosed and mainly laid to lawn with small patio area.

Properties like this tend to rent very quickly so call us immediately to book your viewing!! 01933 22 22 33!!



## Entrance Hall

## Downstairs WC

## Open Plan Living

24'11" maximum x 12'11" maximum (7.59 maximum x 3.94 maximum)

## Landing

## Bedroom 1

13'2" x 9'0" (4.01 x 2.74)

**Bedroom 2** 13'2" x 8'2" maximum (4.01 x 2.49 maximum)

## Bathroom



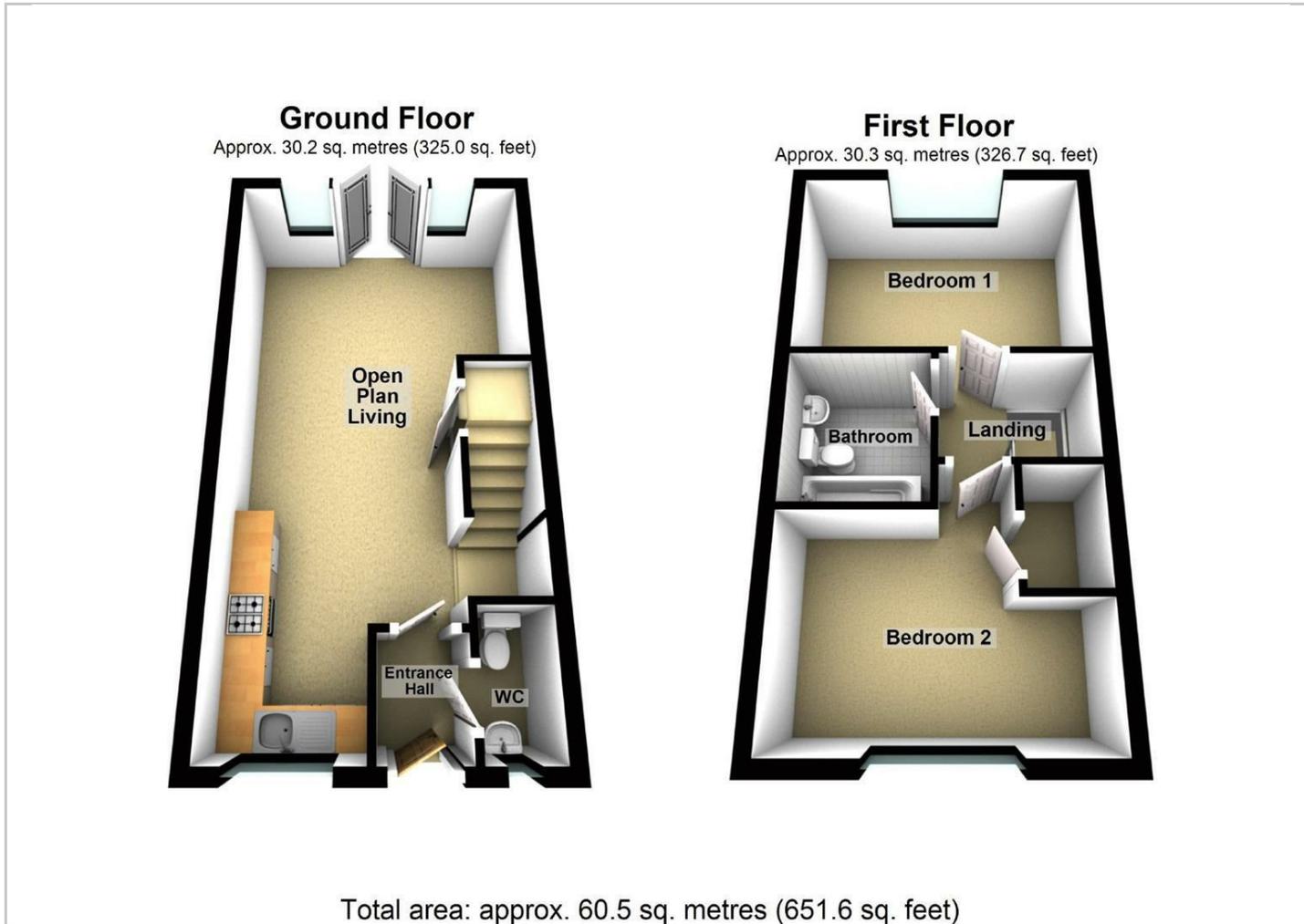


## Directions





## Floor Plans

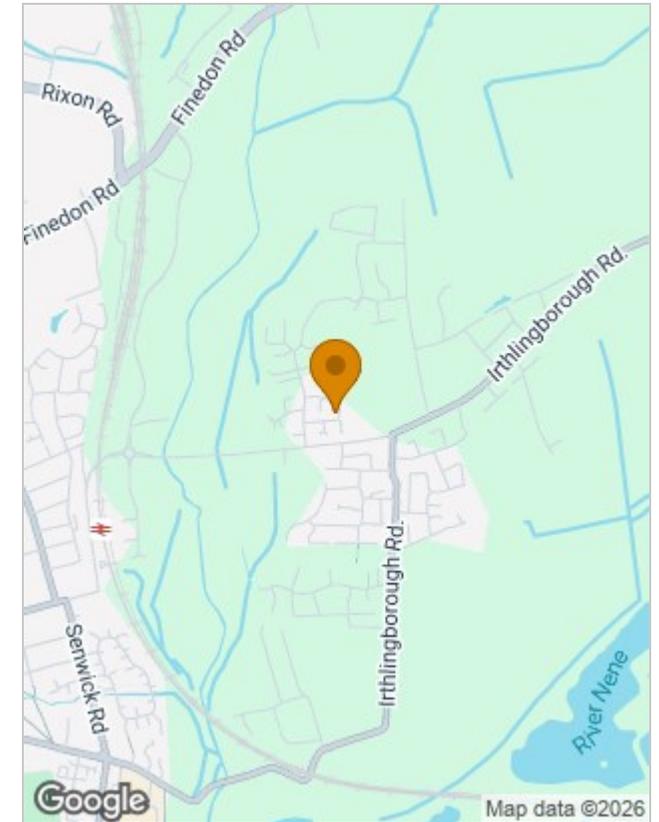


## Viewing

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.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	