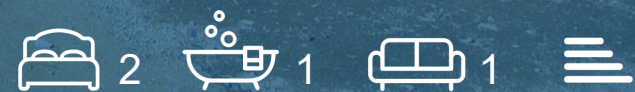


hawksbys  
service & people you trust



20 Irthlingborough Road North, Wellingborough, NN8 1RG

£950 PCM





# 20 Irthlingborough Road North

Wellingborough, NN8 1RG

## BEAUTIFUL STANTON CROSS HOME FOR RENT !

Hawksbys are pleased to offer to the market this 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, 2 double bedrooms, new bathroom, UPVC double glazing and gas central heating system.

To the rear there is allocated parking for 2 vehicles and there is a mainly laid to lawn garden with gated access leading to the parking.

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

25'4" x 13'3" narrowing to 7'1" (7.72 x 4.04 narrowing to 2.16)

### Landing

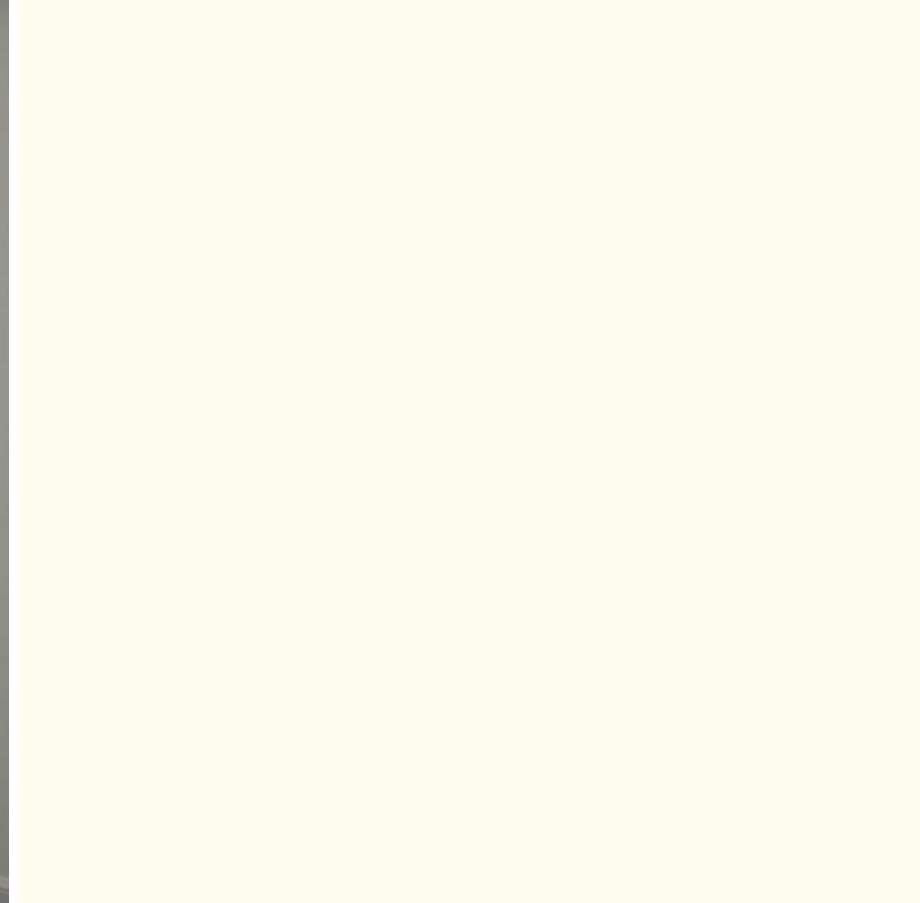
### Bedroom 1

13'3" x 9'3" (4.04 x 2.82)

**Bedroom 2** 13'3" x 8'8" maximum (4.04 x 2.64 maximum)

### Bathroom



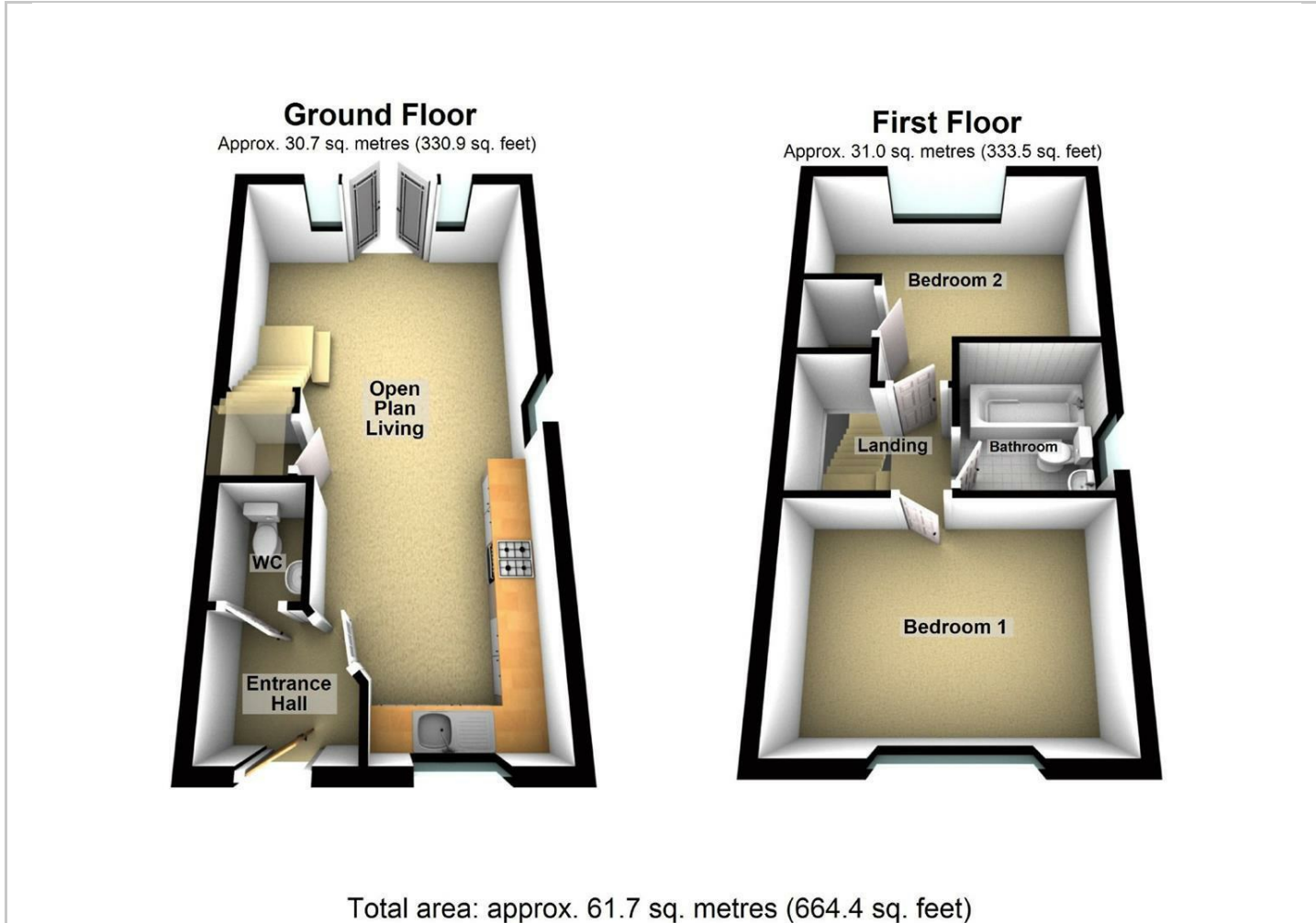


## Directions





## Floor Plans



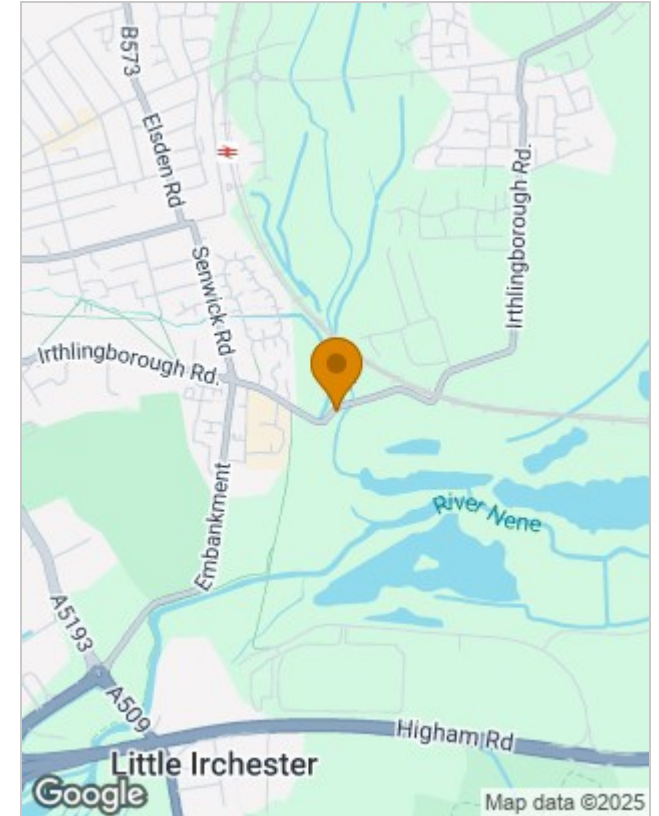
## Viewing

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.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS  
Tel: 01933 224444 Email: sales@hawksbys.net

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	