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49 Muirfield Road, Wellingborough, NN8 5NY

£325,000





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A GREAT GLENEAGLES HOME WITH CONVERTED GARAGE ! This four bedroom detached family home has been greatly improved by the current owner in recent years and is presented in great condition throughout. Benefits include: Large open plan kitchen/diner measuring over 22ft in length, ultra modern refitted kitchen with breakfast bar/island, 4 well proportioned bedrooms, stylish refitted bathroom, gas radiator central heating, UPVC double glazing and quality floor coverings and interior decor throughout. The property comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner with patio doors opening to the rear garden. To the first floor there are four bedrooms, two of which are large doubles, and a family bathroom. To the front there is an open plan lawn garden, driveway and steps leading up to the porch. To the rear there is a landscaped garden with raised decked area, hot tub area, lawn garden and patio area. This property is a great family home in a great location.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC rating: C

Note:- The single garage has been converted into a beauty room but does still have the garage door and can be converted back if needed with minimal cost.



Porch

Entrance Hall

Downstairs WC 6'8 x 2'10 (2.03m x 0.86m)

Kitchen/Diner 21'5 x 9'3 (6.53m x 2.82m)

Lounge 13'6 x 11'4 (4.11m x 3.45m)

Garage Conversion 16'4 x 7'10 (4.98m x 2.39m)

Landing

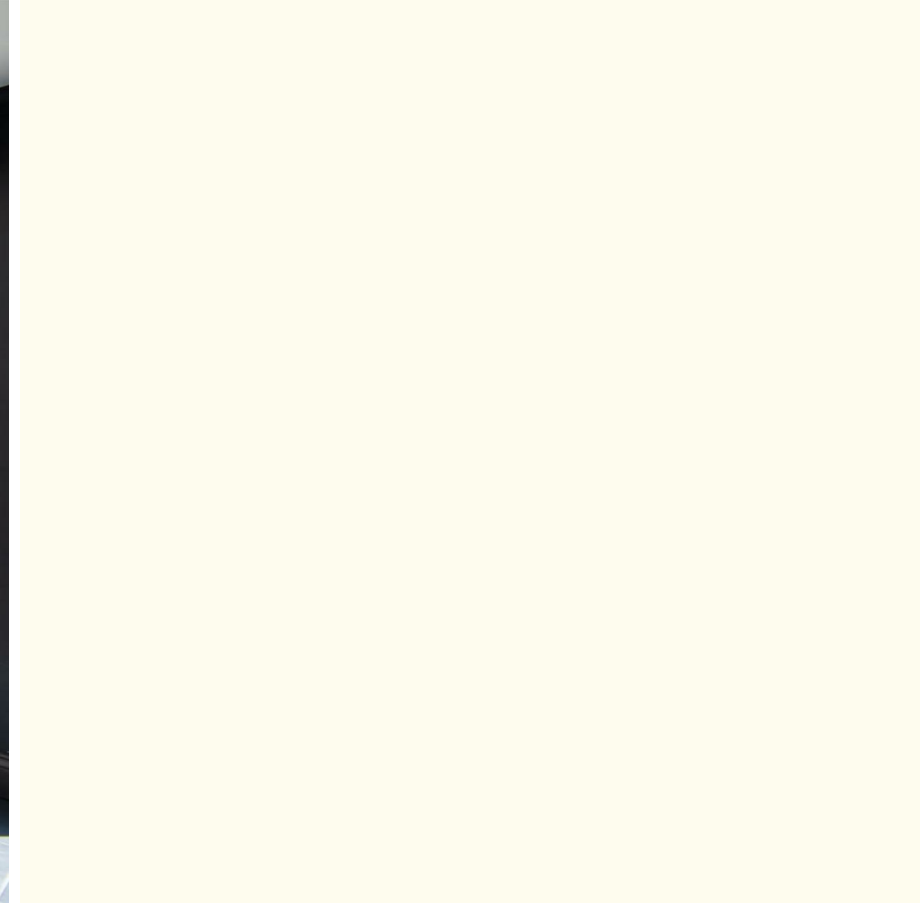
Bedroom 1 11'1 x 10'5 (3.38m x 3.18m)

Bedroom 2 12'6 max x 8'6 (3.81m max x 2.59m)

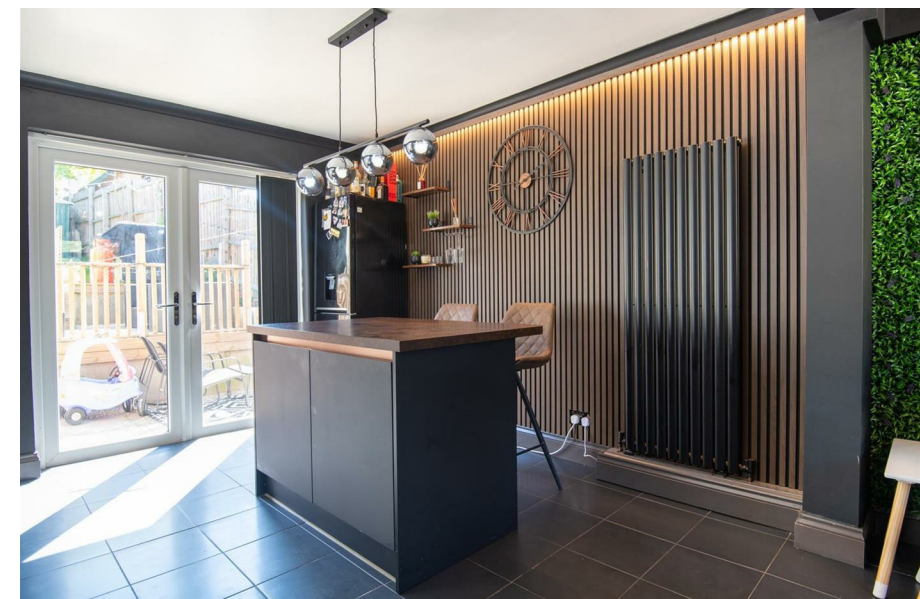
Bedroom 3 9'3 x 5'9 (2.82m x 1.75m)

Bedroom 4 10'3 x 7'3 (3.12m x 2.21m)

Bathroom 6'5 x 6'3 (1.96m x 1.91m)

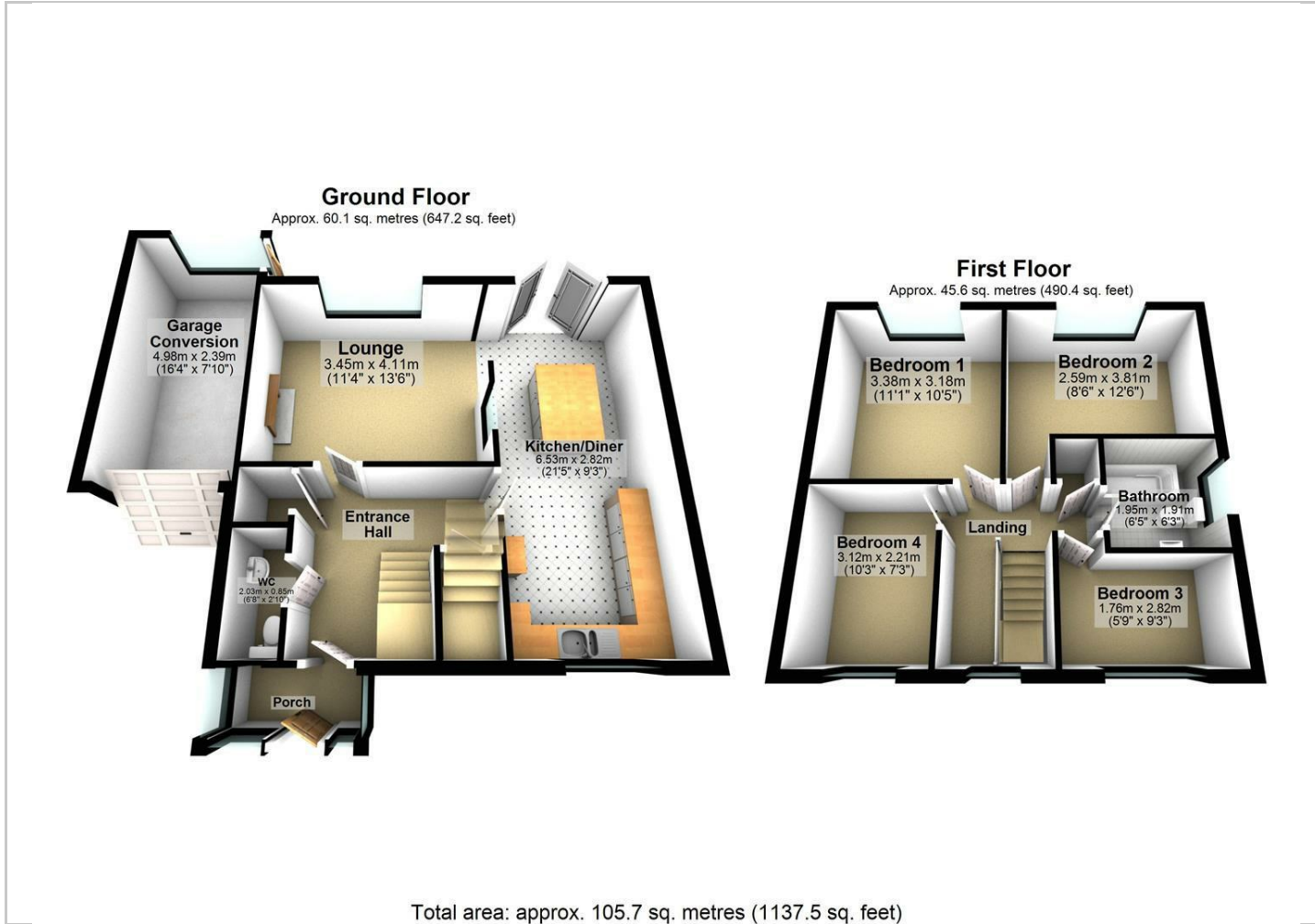


Directions

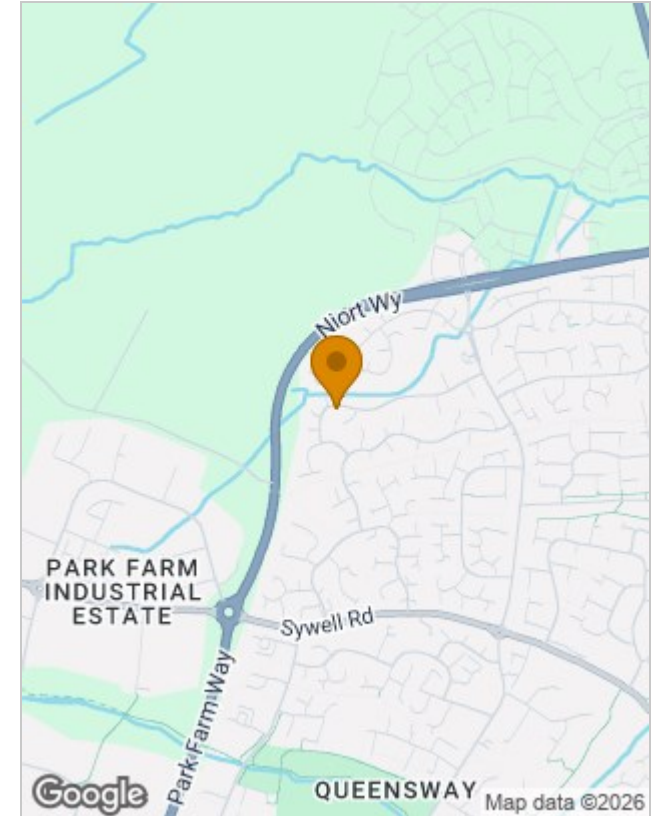




Floor Plans



Location Map



Energy Performance Graph

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

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.