



Total area: approx. 131.2 sq. metres (1411.8 sq. feet)



109 Northampton Road, Wellingborough, NN8 3PL

£389,995

CHECK OUT THE SPACE ON OFFER IN THIS EXTENDED 1930's BAY FRONTED HOME !
 Located on the sought after Northampton Road within Wellingborough is this fantastic family home which has been extended on the side above the garage and also at the rear creating an impressive Kitchen/family room. The kitchen was smartly refitted in recent years and boasts an island, fully integrated appliances, underfloor heating and French doors leading out to the garden. Double doors from the kitchen lead into the dining room with a feature fireplace and another set of double doors leads you into the spacious lounge with bay window & wood burning stove. Further benefits of this fine home include: UPVC double glazing, gas radiator central heating with modern combi-boiler, home office with bay window and feature fireplace, ground floor WC, master bedroom with bay window & ensuite shower room, two further double bedrooms and a fabulous refitted four-piece bathroom with free standing roll top bath, large shower enclosure, wash handbasin and low level WC. Period features such as picture rails, ornate coving, original fireplaces, oak internal doors all add to the character of this home.
 To the front there is a driveway which provides great off road parking in front of the the single garage which has double access doors front and back. Outside to the rear is a large south facing garden which is mainly laid to lawn with raised mature borders and a large patio area which is perfect for alfresco dining and entertaining. At the very end of the garden is a substantial timber garden room which has power, light and is fully insulated. It's a great place to relax, enjoy the views of the garden and summer barbecues.

This home really has so much to offer and must be viewed to appreciate all the space on offer

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EPC Rating : D



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Porch
Entrance Hall
Lounge
13'1 max into chimney recess x 10'9
Dining Room
13'3 max x 10'10
Home Office
9'4 x 7'9 max
Kitchen/Breakfast Room
17'1 x 12'8
Landing



Master Bedroom
12'6 not inc bay x 10'10 max
En-Suite
6'5 x 5'9
Bedroom 2
12'2 x 9'11 max
Bedroom 3
17'2 x 8'7
Family Bathroom
8'10 x 9'



Tenure: Freehold
Council Tax Band: D
Viewing strictly by
appointment with
Hawksbys on 01933
724444



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

