



Total area: approx. 94.0 sq. metres (1011.7 sq. feet)



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127 Bourton Way, Wellingborough, NN8 2NW

£319,995

A SUPER FAMILY HOME WITH 3 DOUBLE BEDROOMS, CONVERTED GARAGE & LOVELY REAR GARDEN ! Located on the sought after Wilby Way development on the outskirts of Wellingborough is this 3 bedroom detached property which sits in a lovely position with a nice open outlook at the front. The garage conversion has added a brilliant play room for the children and a handy utility space which houses the washing machine and the combi-boiler. Further benefits of the great family home include: A brand new fitted kitchen, UPVC double glazing, gas radiator central heating, modern refitted family bathroom and en-suite, good quality floor covers and 3 well proportioned double bedrooms all with built in wardrobes. To the front is there is a hedgerow enclosing the lawn garden and driveway in front of the converted garage. To the rear is a brilliant family garden which backs on to open green land and offers a good degree of privacy. The garden is mainly laid to lawn with a large sandstone patio with French doors off the kitchen/diner. Benefitting from a corner plot position the garden wraps around the side of the property and the current owners have created a secluded seating area and smart storage shed/workshop. Overall this really is a superb family home which must be viewed to appreciate everything it has to offer.

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EPC RATING 'D'



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS







Entrance Hall

Lounge  
17'1 max x 10'10

Play Room  
11'1 x 7'7

Utility Room  
7'9 x 4'2

Ground Floor WC  
4'7 x 2'10

Kitchen/Breakfast  
18'11 max x 7'9



First Floor Landing

Master Bedroom  
11'2 up to wardrobes x 10'11 max

En-Suite Shower Room  
6'7 x 4'2

Bedroom 2  
11' x 8'6 max

Bedroom 3  
9'11 x 8'1

Family Bathroom  
8'1 x 5'6



Tenure: Freehold  
Council Tax Band: C

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 POSTITION 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!