



Total area: approx. 134.7 sq. metres (1449.7 sq. feet)



10 Bibury Close, Wellingborough, Northamptonshire, NN8 2JQ £1,495 Per Calendar Month

OUTSTANDING FAMILY HOME TO RENT! Newly available to the market is beautiful 4 bedroom detached home located in a private cul-de-sac on the sought after Wilby Way development on the outskirts of Wellingborough. This property is presented in first class condition throughout and benefits include: Stylish modern kitchen/breakfast room, large lounge, conservatory, gas radiator central heating, UPVC Double Glazing, luxury family bathroom with roll top bath and separate shower enclosure, en-suite to master bedroom and quality floor coverings and interior decor throughout. To the front is there is a large driveway providing excellent off road parking and open plan lawn garden. To the rear is a good sized which offers measurable privacy and is mainly laid to lawn with large area of timber decking.

Note***Part of the integral single garage has been used to create the utility room. The remaining section of the garage still has plenty of space for storage.

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge
15'6 x 11'9

Dining Room
11'9 x 8'8

Kitchen/Breakfast Room
15'6 x 12'9

Conservatory
9'8 x 9'6

Utility Room
9' x 5'

Cloakroom/WC

Landing

Master Bedroom
14'11 max ndt 11'3 x 11'

Dressing Area
6'7 x 6'1

En-Suite
9' x 5'4

Bedroom 2
11'3 max x 10'5 max

Bedroom 3
7'1 x 6'7

Bedroom 4
8'9 x 7'2

Family Bathroom
9' x 8'2

Tenure:
Council Tax Band:

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 an 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 ITS 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!

