



Total area: approx. 1304.8 sq. feet



25 Hogarth Close, Wellingborough, Northamptonshire, NN8 4UG

£375,000

SPACIOUS 4 BEDROOM FAMILY HOME ! Hawksbys are pleased to offer to the market this spacious 4 bedroom detached home located on the sought after Gainsborough Drive development. From top to bottom this wonderful home is presented in excellent condition and has been well cared for and improved over the years. Benefits include: Good sized lounge measuring over 16ft in length, separate dining room with french doors leading out to the garden, spacious kitchen/breakfast room, utility room, downstairs WC, master bedroom with en-suite shower room, 4 double bedrooms 3 of them having built in wardrobes, UPVC double glazing and gas radiator central heating. To the front is an open plan lawn garden and double width driveway in front of the single garage. To the rear there is a lovely enclosed garden which has been laid to lawn with a large patio area and gated side access. OFFERED WITH NO UPWARD CHAIN !

CONTACT HAWKSBYs TODAY TO ORGANISE YOUR VIEWING 01933 22 44 44 !



Entrance Hall

Lounge
16'6 x 10'7

Dining Room
9'10 x 9'

Kitchen/Breakfast Room
11' x 9'10

Utility Room
5'11 x 4'7

WC
4'7 x 3'9

Landing

Master Bedroom
15'7 ndt 13'5 max x 11'1

En-Suite Shower Room
7'2 max ndt 2'9 x 5'8 max

Bedroom 2
14'2 max x 8'2

Bedroom 3
11'3 x 7'6

Bedroom 4
11'2 max x 8'1

Family Bathroom
7'6 x 5'11

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 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!

