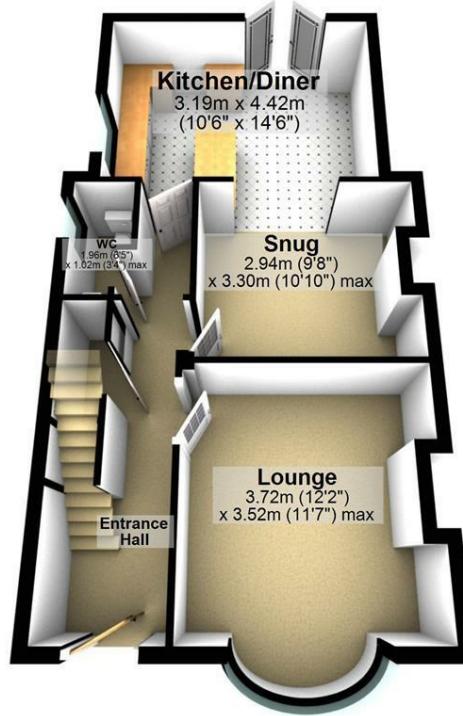


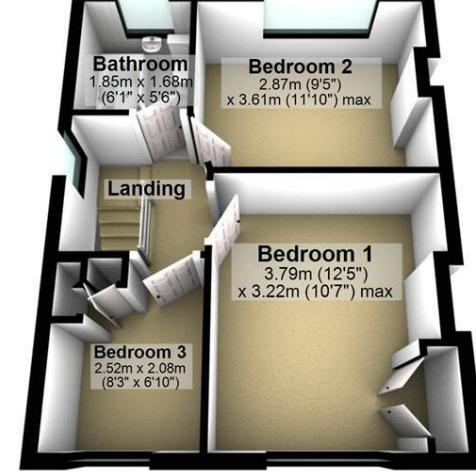
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**Ground Floor**  
Approx. 49.7 sq. metres (534.7 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.0 sq. feet)



196 Brickhill Road, Wellingborough, NN8 3JH

£299,995

EXTENDED 3 BEDROOM FAMILY HOME ! Ideally situated for schools, local amenities and Wellingborough town centre is this impressive 3 bedroom bay fronted semi - detached family home which boast a spacious single storey rear extension. The rear extension has created a great open plan kitchen/diner space with breakfast bar, french doors to the garden and a comfortable snug room. Further benefits include: Smart kitchen with solid oak worktops and range cooker, ground floor WC, UPVC double glazed windows, gas radiator central heating, bay fronted lounge, modern bathroom with travertine tiling, main bedroom with quality built in wardrobes and smart interior decor and floor coverings throughout. To the front is a driveway providing good off road parking and single garage which is set back behind timber gates. To the rear is a large family garden which is newly landscaped with a large patio area, steps down to another patio/hot tub area and a lawn garden and 2 garden sheds. This really is a brilliant family home with so much to offer.

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: D



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





### Entrance Hall

Lounge  
12'2 not inc bay x 11'7 max

Kitchen/Diner  
14'6 x 10'6

Snug  
10'10 max x 9'8

Ground Floor WC  
6'5 x 3'4

### Landing

Bedroom 1  
12'5 x 10'7 max

Bedroom 2  
11'10 max x 9'5

Bedroom 3  
8'3 max x 6'10

Bathroom  
6'1 x 5'6



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
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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 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!

