



31 Holcot Close

Wellingborough, Northamptonshire NN8 5FL



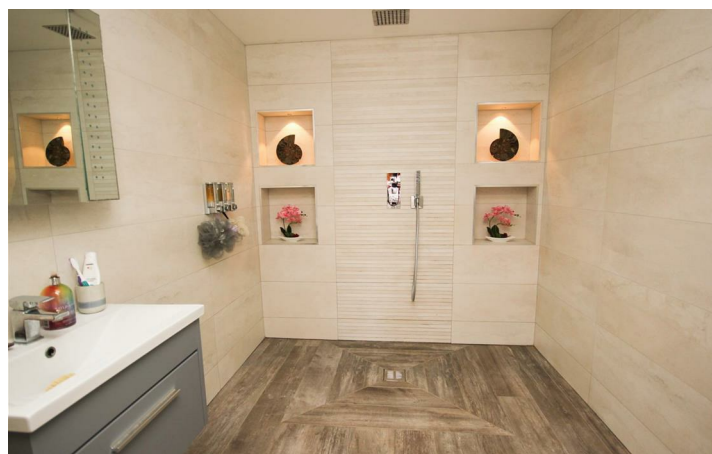
Simpson & Weekley

We are delighted to offer this stunning four bedroom detached property situated in a cul de sac location on the ever popular 'Gleneagles' Estate providing easy access to Redwell Primary School. The current owners have upgraded this property throughout and an early inspection is highly recommended. This delightful family home includes a recently landscaped rear garden with raised 7 seater hot tub (included in the sale), composite sleepers and artificial lawn. Internally, some features include: a luxurious walk in wet room with double shower, bespoke fully fitted solid oak kitchen with granite worksurfaces and integrated appliances and re decorated reception rooms. A solid oak staircase leads you to the first floor where you will find four bedrooms, ensuite and family bathroom which includes Travertine tiling, jacuzzi, waterfall and light up bath. The front aspect of the property is mainly laid to lawn with off road parking area leading to the garage (the garage is now for storage purposes due to the rear of the garage being converted into living space) The owned solar panels offer approximately £700 feed in tariff per annum This property would make an ideal family home and coupled with its location an early inspection is imperative. EPC: Ordered 1151 sq ft



Price £385,000

 4    2    2



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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