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18 Reynolds Close, Wellingborough, NN8 4UR

£1,200 Per Calendar Month



3



1



2





£1,200 Per Calendar Month

# 18 Reynolds Close

Wellingborough, NN8 4UR

A BEAUTIFUL RENTAL PROPERTY IN A GREAT LOCATION. This stunning home is located in a quiet cul-de-sac on the popular "Gainsborough Drive Development" and is presented in excellent condition throughout. Benefits include: Smart refitted kitchen & bathroom, Conservatory, UPVC double glazing, ground floor WC, gas radiator central heating, quality floor coverings and interior decor throughout. To the front is an open plan lawn garden and driveway down the side of the property. To the rear is a lovely garden mainly laid to lawn with a smart decking area with french doors off the conservatory.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



## Entrance Hall

**WC** 5'7 x 2'6 (1.70m x 0.76m)

**Lounge**  
14'5 max narrowing to 11'2 x 14' (4.39m max narrowing to 3.40m x 4.27m)

**Kitchen** 14'5 x 8'4 (4.39m x 2.54m)

**Conservatory/Dining Room** 10'1 x 9'4 (3.07m x 2.84m)

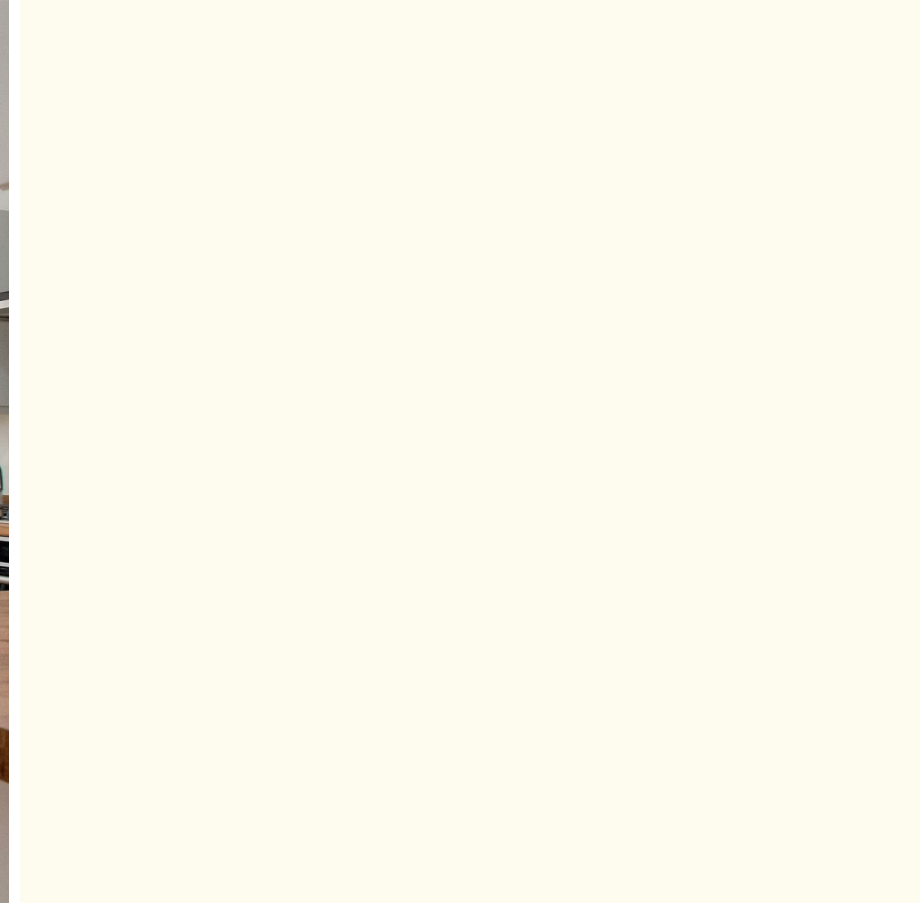
## Landing

**Bedroom 1** 13'2 x 8'2 (4.01m x 2.49m)

**Bedroom 2** 10'8 x 7'10 (3.25m x 2.39m)

**Bedroom 3** 9'8 x 5'10 (2.95m x 1.78m)

**Bathroom** 5'10 x 5'6 (1.78m x 1.68m)

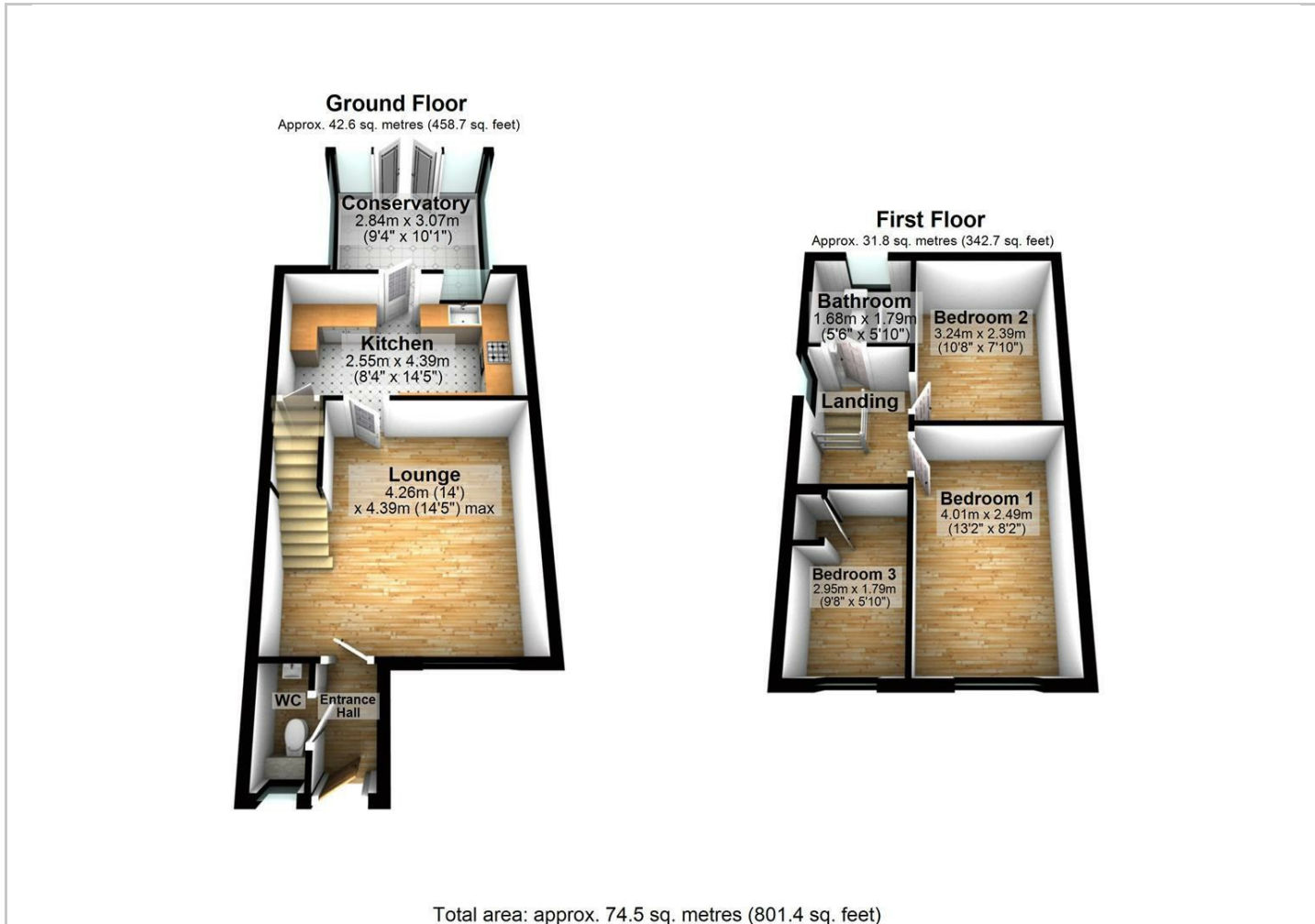


## Directions





## Floor Plans



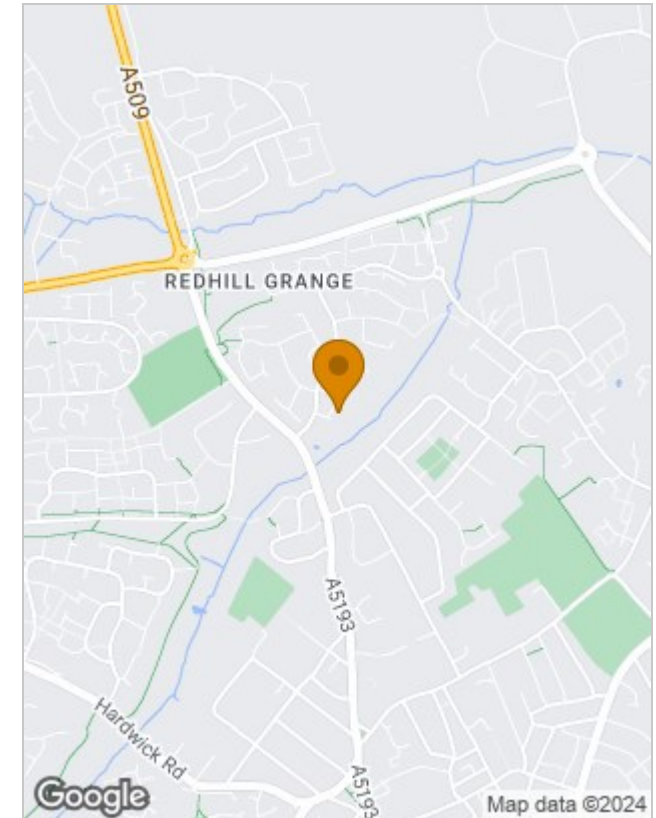
## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS  
Tel: 01933 224444 Email: sales@hawksbys.net

## Location Map



## Energy Performance Graph

| 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<br>2002/91/EC |           |