



109 Oakley Drive, Wellingborough, NN8 3LG

£1,250 Per Calendar Month



3



2



2





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# 109 Oakley Drive

Wellingborough, NN8 3LG

A GREAT NEW RENTAL PROPERTY ! This extended family home boasts a smart rear extension which has created a smart extra reception area and large ground floor wet room. This property has been greatly improved by the current owners and further benefits include: Spacious Lounge/Diner, stylish ground floor wet room, smart refitted upstairs shower room, 3 bedrooms and good quality floor coverings and interior decor throughout. To the front is a block paved driveway which provides great off road parking in front of the single garage. To the rear is a pleasant garden mainly laid to lawn with a good degree of privacy.

This is a lovely family home and is ideally located within walking distance of Wellingborough town centre, schools and many other local amenities.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



## Porch

## Entrance Hall

**Lounge/Diner** 25'6 max x 11'11 (7.77m max x 3.63m)

**Kitchen** 10'5 x 7'8 (3.18m x 2.34m)

**Utility Room** 10'5 x 7'2 (3.18m x 2.18m)

**Family Room** 14'3 x 7'10 (4.34m x 2.39m)

**Wet Room** 8'5 x 6'4 (2.57m x 1.93m)

## Landing

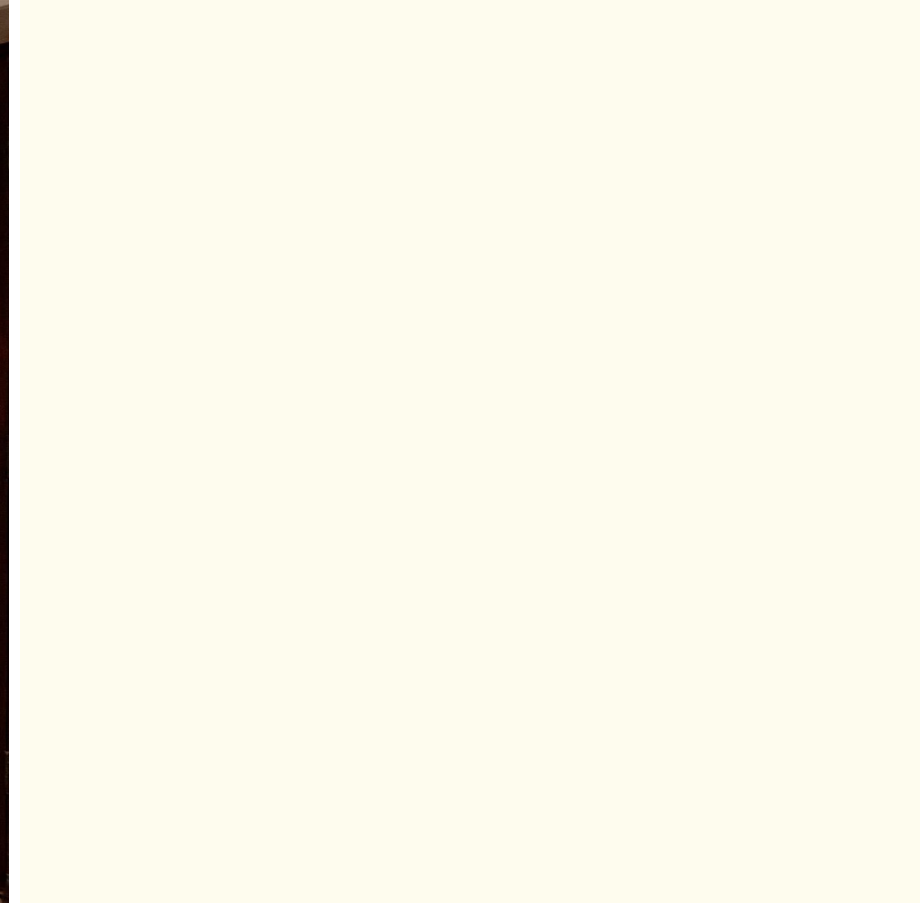
## Bedroom 1

15'4 max narrowing to 13'3 x 8'5 (4.67m max narrowing to 4.04m x 2.57m)

**Bedroom 2** 10'6 x 8'5 (3.20m x 2.57m)

**Bedroom 3** 6'7 x 6'5 (2.01m x 1.96m)

**Shower Room** 7'5 x 6'5 (2.26m x 1.96m)



Directions

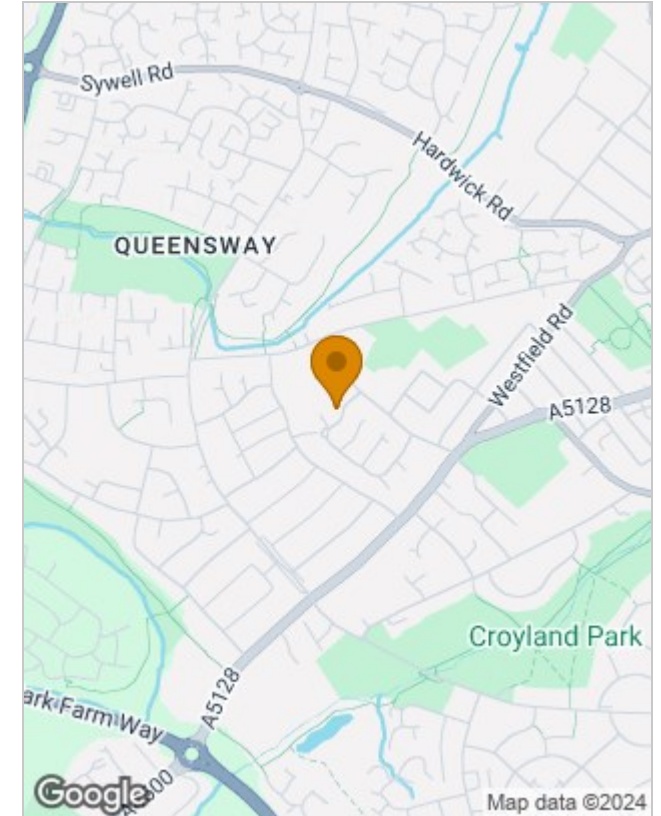




## Floor Plans



## 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 2002/91/EC	

## 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.