

TOTAL AREA: APPROX. 103.1 SQ. METRES (1109.7 SQ. FEET)



43 The Headlands, Wellingborough, Northamptonshire, NN8 4RT

£300,000

LOCATION LOCATION LOCATION!!! Located in one of Wellingboroughs most sought after locations is this spacious three bedroom 1950's bay fronted home with driveway, garage and large rear garden. The property has been greatly improved by the current owners and is presented in great condition throughout with a fresh and stylish feel. Benefits of this fine home include: 2 separate & good sized reception rooms, smart modern kitchen, ground floor WC, Utility room (created using some of the existing garage space), luxurious refitted bathroom, 3 bedrooms two of which are spacious double bedrooms with built in wardrobes, PVCu double glazing, gas radiator central heating and quality interior decor and floor coverings throughout. To the front is a low maintenance gravelled garden and a driveway leading to single garage. To the rear is a wonderful established garden which offers measurable privacy and is mainly laid to lawn with a large patio area. Overall this is a fabulous family home in a great location where homes rarely come up for sale, it really must be viewed to appreciate everything it has to offer! CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 224444

EPC rating 'D'

Note\*\*\*The Utility Room has been created using space within the existing garage. The wall dividing the utility and remaining portion of the garage is a stud partition wall and can be removed easily if someone wishes to have the full use of the garage again.



Porch  
 Entrance Hall  
 Lounge  
 11'5" max into chimney recess x 11'5" not inc bay

Dining Room  
 12'5" x 11'5" max into chimney recess

Kitchen  
 12'0" max x 7'7"

Rear Lobby

WC

Utility Room  
 7'7" x 7'1"

First Floor Landing

Bedroom 1  
 11'5" not inc bay x 9'8" upto wardrobes

Bedroom 2  
 12'7" x 11'5"

Bedroom 3  
 7'11" x 6'5"

Bathroom  
 7'7" x 6'5"

Single Garage



Tenure: Freehold  
 Council Tax Band: C

Viewing strictly by  
 appointment with  
 Hawksbys on 01933  
 224444

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.

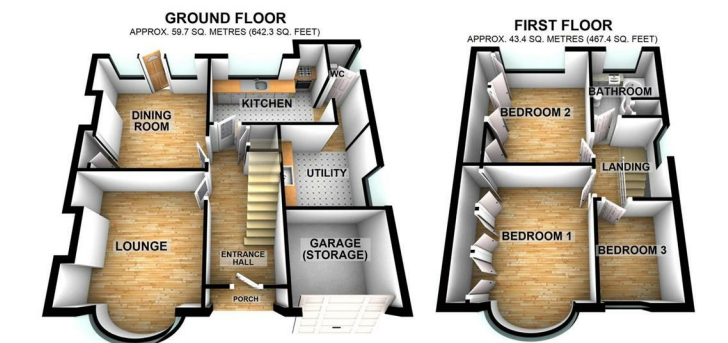
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

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 ITS 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!



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