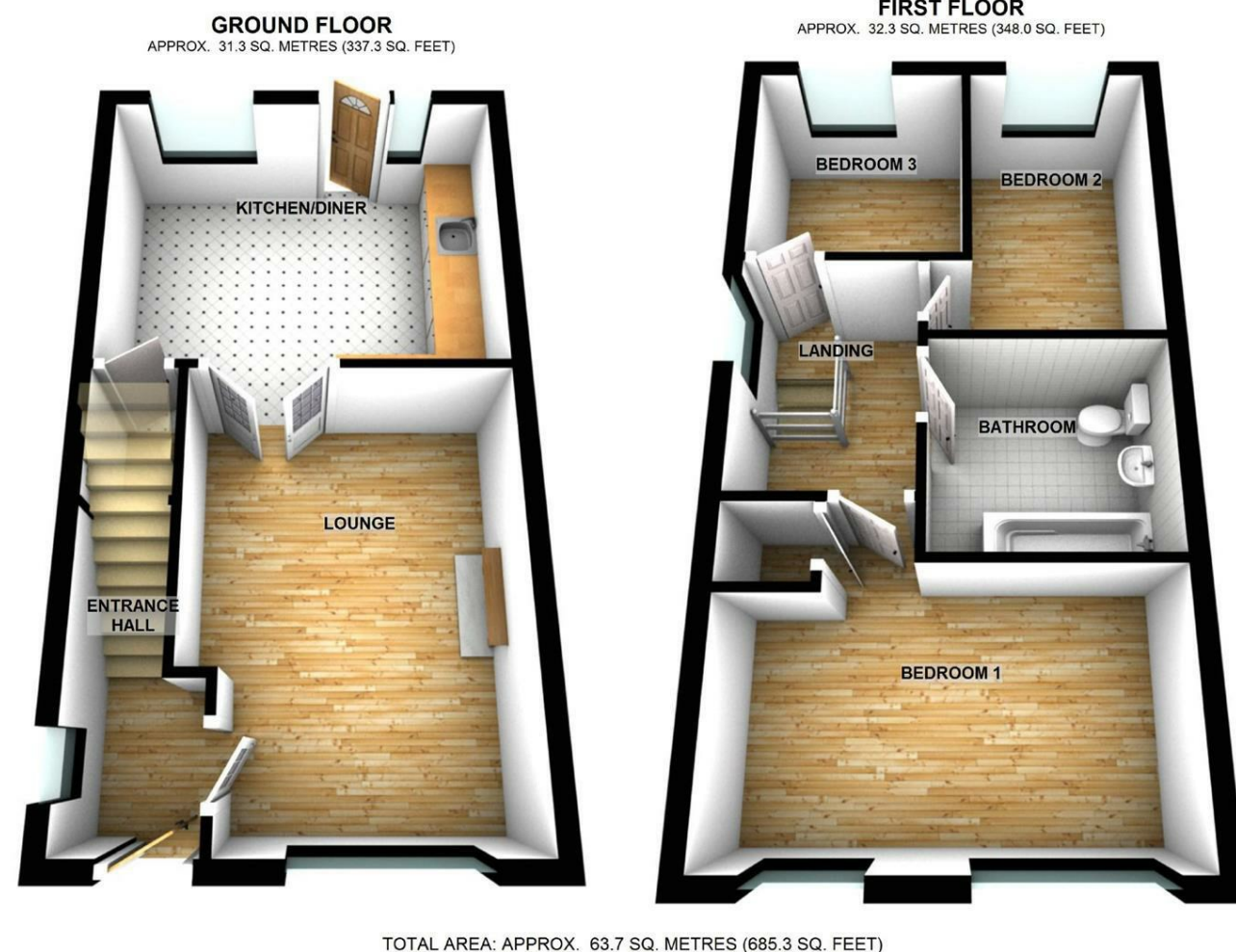




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60 Linnet Close, Wellingborough, Northamptonshire, NN8 4UJ £245,000

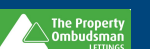
A FANTASTIC 3 BEDROOM HOME ! Presented in great condition is this three bedroom semi detached property which boast a large garden room building & great off road parking. This family home has been greatly improved by the current owners over recent years and has many benefits including: Smart refitted kitchen with integrated cooking appliances, stylish refitted bathroom, UPVC double glazed windows and doors, gas central heating with combination boiler and quality floor coverings and interior decor throughout. The accommodation you would acquire comprises of: Entrance hall, lounge, spacious kitchen/diner, 3 bedrooms and family bathroom upstairs. To the front is a smart block paved driveway which provides great off road parking and double gates which lead into the rear garden. The rear garden has been completely redesigned to be very low maintenance with smart block paving and two patio areas with a pathway leading to the brilliant garden room which measure over 15ft x 14ft. It is currently being used as a games room with plenty of space for the full sized pool table, sofa and arcade machines. This versatile building is full insulated with power and light and could be used for many different things to include a home office or home gym. Your viewing is essential to appreciate this wonderful home!

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

EPC Rating: C



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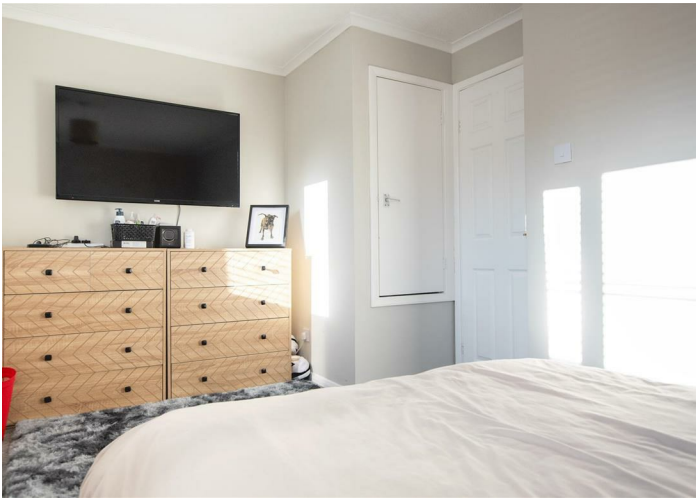


Entrance Hall
Lounge
14'8" max x 10'10"
Kitchen/Diner
13'8" x 10'6"

Landing
Bedroom 1
13'10" max x 9'6"
Bedroom 2
10'6" max x 8'7"

Bedroom 3
7'6" x 7'3"

Bathroom
Garden Room
15'3 x 14'5



Tenure: Freehold
Council Tax Band: B
Viewing strictly by
appointment with
Hawksbys on 01933
724444

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 a 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 POSTITION 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!

