



Total area: approx. 142.4 sq. metres (1532.7 sq. feet)



83 Nest Lane, Wellingborough, NN8 4BE

£295,000

A BRILLIANT DETACHED BUNGALOW WITH LARGE REAR GARDEN ! This wonderful bungalow is presented in excellent condition throughout and offers spacious and flexible accommodation. Benefits include: A smart loft conversion which offers a large master bedroom with stylish en-suite bathroom, second bedroom with dressing room/study, spacious lounge looking onto the rear garden, impressive kitchen/diner, separate dining room/third bedroom, UPVC double glazing, gas radiator central heating and quality interior decor and floor coverings throughout. To the front there is a block paved driveway which provides great off road parking and to the rear is a large garden which measures 100ft in length and 40ft in width. (Approximate Sizes) The rear garden is a great family space which is mainly laid to lawn with a large patio/gravelled seating area and an area for growing vegetables at the far end of the garden.

This really is a bungalow that must be viewed to appreciate everything it has to offer !

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

EPC Rating: D





Porch
 Entrance Hall
 Lounge
 14'2 max x 11'9 not inc french doors

Kitchen/Diner
 12'9 x 12'2 max

Utility
 5'9 x 3'10

Dining Room/Bedroom 3
 12'10 x 11'9

Bedroom 2
 10'5 x 9'6

Dressing Room
 11'1 x 6'9

Stairs Leading to Master Bedroom (Loft Room)

Master Bedroom (Loft Room)
 17'3 x 13'5

En-Suite Bathroom (Loft Room)
 13'5 x 9'8 max

Eaves Storage Both Sides (Restricted Height)
 17'3 x 5'6

Eaves Storage in En-Suite x 2 (Restricted Height)
 5'6 x 9'



Tenure: Freehold
 Council Tax Band: C

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 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 IT'S 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!

