



Total area: approx. 239.5 sq. metres (2577.7 sq. feet)



### 3 Scotsmere, Irthlingborough, Wellingborough, NN9 5YE

£565,000

5 BEDROOMS & 3 BATHROOMS ! Hawksbys are pleased to offer to the market this impressive family home which sits on a large corner plot with a double garage and large driveway. Scotsmere is a small private cul-de-sac located in Irthlingborough and consists of only 5 detached executive homes. Benefits of this spacious home include: Large lounge with air conditioning and wood burning stove, impressive kitchen/diner measuring over 26ft in length with a stylish modern kitchen and bi-fold doors, home office space, 5 double bedrooms, en-suites to the master bedroom and bedroom 2, UPVC double glazing and gas radiator central heating. The accommodation comprises: entrance hallway, dual aspect lounge with inglenook style fireplace and wood burning stove, large kitchen/diner, utility/home office, down stairs cloakroom. To the first floor are five bedrooms with en-suite to master and second bedroom and further family bathroom. To the front is a large resin driveway providing brilliant off road parking in front of the double garage. The rear garden is of an excellent size and offers a good degree of privacy with a variety of mature trees, shrubs and large patio area. This really is a fantastic family home with so much to offer and to top it all off it is being offered for sale with NO UPWARD CHAIN

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

Note\*\* The timber constructed side extension is not completely finished and planning permission has been granted to allow the construction of a proper brick built extension in its place. This space would be ideal as a home gym but could have multiple uses.



Entrance Hall

Lounge  
21' x 13'9 max narrowing to 11'4

Kitchen/Diner  
26'3 x 13'9 max x 11'1

Utility Room/Study  
17'3 x 10'1 max narrowing to 6'7

Ground Floor WC

Timber Extension (Home Gym)  
20'7 x 12'1

Double Garage  
17'6 x 16'9

Galleried Landing

Master Bedroom  
15'7 x 13'5

En-Suite Shower Room  
7'5 x 5'8

Bedroom 2  
14'7 x 11'1 max narrowing to 9'6

En-Suite Shower Room  
7'6 x 3'9

Bedroom 3  
11'4 x 10'7

Bedroom 4  
13'2 max into wardrobe x 10'4

Bedroom 5  
10'7 x 9'1

Family Bathroom  
8' x 6'2

Tenure: Freehold  
Council Tax Band: F

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!

