



19 Butterfields, Wellingborough, Northamptonshire, NN8 2PZ

£275,000

A GREAT FAMILY HOME IN A GREAT LOCATION ! Butterfields is a quiet cul-de-sac located just off Doddington Road in Wellingborough and is within walking distance of Wellingborough town centre, many local schools, shops and other amenities. Number 19 is a smart 3 bedroom end of terraced home which has been greatly improved by the current owners in recent years. Benefits include: Smart refitted kitchen with range cooker, spacious conservatory with warm roof conversion, home office, stylish refitted bathroom, UPVC TRIPLE GLAZED WINDOWS WITH BUILT IN FLY SCREENS, gas radiator central heating and quality floor coverings throughout. To the front there is a driveway which provides good off road parking in front of the single garage. To the rear is a lovely block paved garden which offers low maintenance with steps up to a brilliant covered barbecue area with brick built barbecue and room for plenty of seating, it's ideal for socialising and entertaining. The accommodation briefly comprises of: Entrance hall, Cloakroom/WC, lounge, spacious kitchen/breakfast room, 3 bedrooms and bathroom upstairs. Overall this is a great family home in a great location and must be viewed to be appreciated!! VIEW NOW!

Note*** The home office has been created from part of the single garage, there is still a good amount of space left for storage with door from the home office and access via the up and over garage door.

CALL HAWKSbYS TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C (It was a C rating before the Triple Glazing Was Installed)





Entrance Hall

Cloakroom/WC

Lounge
14'5" x 13'11" max

Kitchen/Breakfast Room
13'11" x 11'4"

Conservatory
13'8" x 9'3"

Utility Room (Part of Existing Garage Space)
8'2" x 7'5"

Landing

Bedroom 1
11'10" max narrowing to 8'8" x 11'9" max

Bedroom 2
10'5" x 6'10"

Bedroom 3
7'5" x 7'2"

Bathroom
7'2" x 6'4"



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 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!