



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)



55 Nest Lane, Wellingborough, NN8 4BG

£295,000

A SPACIOUS DETACHED BUNGALOW ON A GENEROUS PLOT ! This wonderful bungalow has been greatly cared for and improved over the years and is presented in good condition throughout with a beautiful rear garden. Set back from the road it has a double gated in & out driveway which provides great off road parking and a single garage. Further benefits include: UPVC double glazing throughout, 2 generous double bedrooms with the main bedroom having smart built-in wardrobes, refitted bathroom with a walk-in shower/bath, gas radiator central heating, kitchen with integrated appliances and the addition of a conservatory which is open plan to the lounge and create a lovely large space with views onto the garden. To the rear is a gardeners dream with a wonderful established garden with an array of plants, flowers, trees and shrubs. The garden offers a great degree of privacy and is mainly laid to lawn with a patio area and a raised decked area with french doors off the conservatory. This bungalow really does have a lot to offer and its being offered for sale with NO UPWARD CHAIN !

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44





Entrance Hall

Bedroom 1  
11'9 max into wardrobe x 11'2

Bedroom 2  
10'10 x 10'9

Shower/Bath  
8'3 x 6'9

Lounge  
13'9 x 13'1

Conservatory  
13'1 x 12'9

Kitchen/Diner  
14'3 max x 10'

Lean-To

Store Room  
8'2 x 4'7

Garage  
15'9 x 8'7



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!

