

Total area: approx. 104.3 sq. metres (1122.5 sq. feet)



31 Holcot Close, Wellingborough, NN8 5FL

£385,000

A RARE OPPORTUNITY ! This stunning 4 bedroom family home is located in the sought after "Gleneagles" area of Wellingborough and has been vastly improved by the current owners with no expense spared on quality fixtures and fittings throughout to include a beautiful bespoke handmade oak kitchen with granite work surfaces, integrated dishwasher, boiling water tap and an electric "AGA". The kitchen was expertly crafted & designed by "The White Kitchen Company" who are renowned locally.

Further benefits of this fine home include: A spacious & luxurious ground floor wet room, refitted family bathroom with travertine tiling & jacuzzi bath, large lounge, separate dining room, master bedroom with "Sharps" fitted wardrobes & refitted en-suite, third bedroom with custom built "Sharps" office furniture, UPVC double glazing, gas radiator central heating, Solar Panels and landscaped rear garden. To the front there is a open plan lawn garden and driveway in front of the single garage. To the rear is a smart landscaped garden which has been re-designed to be low maintenance with a large patio area, artificial grass and a raised hot tub area with professionally installed composite decking.

This really isn't your average "Gleneagles" home and it must be viewed to be appreciate everything it has to offer !

CALL HAKWSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

Note*** The Solar Panels are owned out right and provide the owner with a yearly feeding tariff which is currently in the region of £700 a year. Also the ground floor wet room has taken part of the garage space but there is still a portion of the garage which is available for storage.



Entrance Hall

Lounge
13'8 x 12'8

Dining Room
9'6 x 8'7

Kitchen
15'2 max x 9'6 max

WC
5'5 x 3'

Large Wet Room
7'11 x 7'8

Landing

Master Bedroom
12'8 upto wardrobes x 9'8

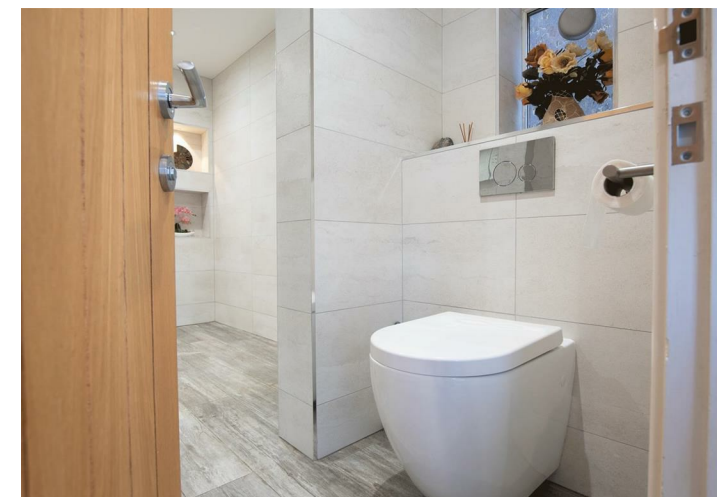
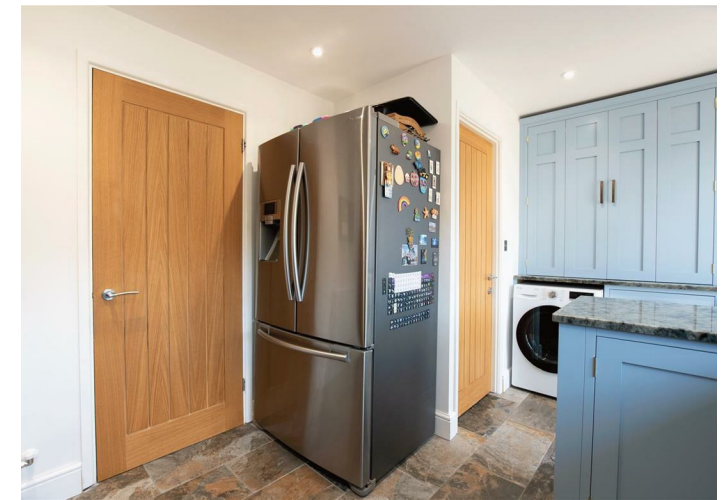
En-Suite
7' x 4'4

Bedroom 2
9'4 x 9'2

Bedroom 3
8'3 x 7'2

Bedroom 4
9'8 max x 7'11

Family Bathroom
6'4 x 6'3



Tenure: Freehold
Council Tax Band: D

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!