

Total area: approx. 105.7 sq. metres (1138.0 sq. feet)



113 Oakley Drive, Wellingborough, NN8 3LG

£285,000

A Great Family Home In an Established Location! Oakley Drive is positioned close to good schooling, and walking distance to the town centre, and many other amenities. This CHAIN FREE property has been extensively improved throughout and features a converted garage that been turned into an additional family room, and an extension to the rear creating a superb utility room with downstairs shower room. Other benefits include a re-fitted kitchen with built in appliances, open plan ground floor setup with spacious lounge, stylish family bathroom with 3 bedrooms, gas central heating, and UPVC windows throughout.

To the front of the property there is a block paved driveway big enough to accommodate 2-3 cars, and to the rear a lovely private garden that features a spacious decking area, a shed with the rest being laid to lawn.

The accomadation briefly comprises of - Entrance Hall, Lounge, Kitchen/Dining room/ utility room, downstairs shower room, family room, 3 bedrooms, family bathroom. Overall this is a fantastic family home in great condition, and in a good location and therefore must be viewed to be appreciated. Please contact Hawksbys to arrange your viewing.



Lounge  
15'2" x 12'7"

Family Room  
15'2" x 7'2"

Kitchen/Dining Room  
11'2" x 15'3"

Utility Room  
18'8" x 7'2"

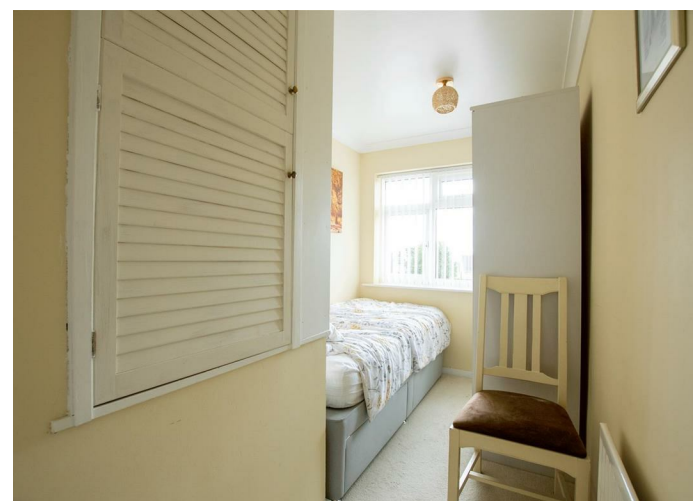
Shower Room  
5'7" x 7'2"

Bedroom 1  
15'4" x 8'6"

Bedroom 2  
10'7" x 8'6"

Bathroom  
7'4" x 6'5"

Bedroom 3  
12'0" x 6'5"



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!