



140 Fitzhugh rise, Wellingborough, NN8 6BU

£279,995

\*EV CHARGING POINT\*UPGRADED OPTIONS\*DINING ROOM/4TH BEDROOM

This recently constructed property is conveniently positioned on the Popular Glendale Park development off the junction of Beaumont Road and Fitzhugh Rise. With its scenic location and range of local amenities, Glendale Park has so much to offer. A short distance away in Wellingborough town centre you'll find a wide range of independent and popular high street stores, along with supermarkets and other essential services. The town also boasts two leisure centres, lovely parks, a museum, theatre and several cafes and restaurants. In addition to all this, Glendale Park will provide new facilities including a community hub, retail areas, play area and open space. The immaculate accommodation comprises of a reception hallway with a store cupboard, cloaks WC, dining room/bedroom four and a well proportioned quality fitted kitchen/breakfast room to include a gas hob, oven, integrated washing machine and integrated fridge/freezer along with a pantry cupboard. The first floor landing gives access to a store cupboard, bedroom three and a living room which has a feature Juliette balcony. The second floor landing gives access to the master bedroom with an en-suite shower room, bedroom two and a bathroom complete suite with an upgraded electric shower unit with an additional oversized fixed shower head. The current owners have upgraded the property to include recess spotlights to a number of rooms, oversized fixed shower head units, porcelain tiled floors, partially boarded loft area and an electric power point for electric vehicles.

The property benefits further from radiator central heating, double glazed window units, a rear patio garden, a garage and a driveway offering parking for three vehicles.

We have been advised by the sellers that there is a development service charge of £200 per year.

CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44







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!