

hawksbys
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26 Broad Green, Wellingborough, NN8 4LN

£450,000





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AN ABUNDANCE OF SPACE ON OFFER ! Situated at the top of the town in the heart of the historic part of Wellingborough is this Grade 2 listed detached home which dates back to the mid 17th century and has many beautiful character features to include exposed beams, original flag stone flooring, thick stone walls and stone fireplaces. Boasting approximately 2,800 square feet of accommodation this property really does offer exceptional living space which is adaptable, ideal for growing families and those who love to entertain. Being at the top of the town means you are close to all local amenities and walking distance to Wellingborough station providing a fast train service to London St Pancras in under 50 minutes. Further benefits include: 3 Reception rooms, oak parquet flooring, 2 separate stair cases, secondary glazing, spacious kitchen/breakfast room, 5 bedrooms with a large master bedroom with a stylish and spacious en-suite and the most luxurious family bathroom with roll top bath and separate shower enclosure.

Externally to the front there is a hard standing driveway sat to one side providing off road parking for up to two vehicles in front of the single garage and secure timber gates. To the rear is an enclosed family garden which offers a good degree of privacy and is laid to lawn with a large patio area.

It is difficult to list all the benefits of this beautiful period home, it really must be viewed to appreciate everything it has to offer !

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: 37/F



Entrance Hall

Living Room 15'3 max x 14'3 (4.65m max x 4.34m)

Dining Room 15'4 x 14'8 max (4.67m x 4.47m max)

Snug/Office 16'9 x 6'9 (5.11m x 2.06m)

Second Entrance Hall

Cellar 15'3 max x 11'10 (4.65m max x 3.61m)

Ground Floor WC 5'3 x 5'1 (1.60m x 1.55m)

Kitchen/Breakfast Room 17'5 x 9'4 (5.31m x 2.84m)

Utility Room 11'2 x 9'4 (3.40m x 2.84m)

Garage 17'4 x 9'5 (5.28m x 2.87m)

First Floor Landing

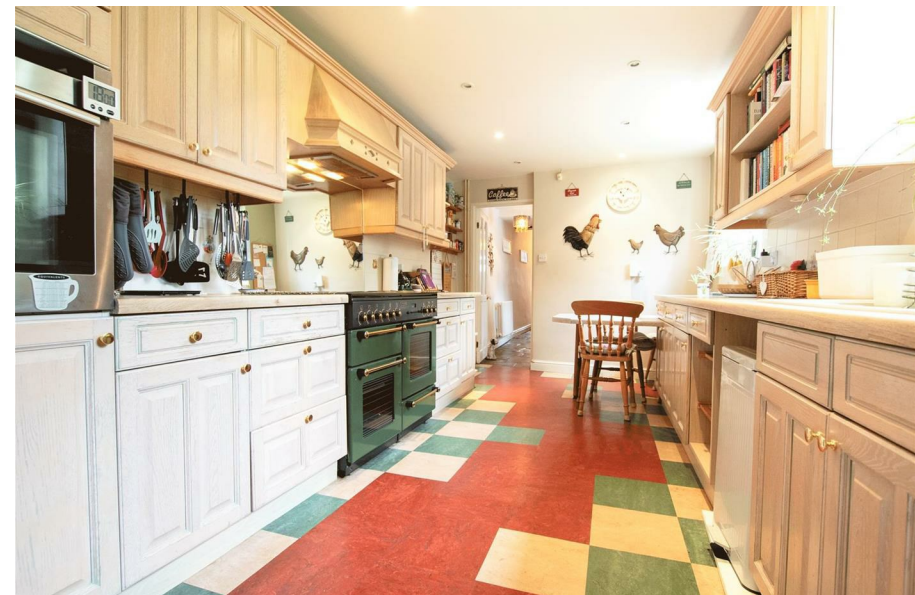
Master Bedroom 21'9 x 10'3 (6.63m x 3.12m)

Large En-Suite 11'1 x 9'9 (3.38m x 2.97m)



- Bedroom 2** 15'2 x 13'9 max (4.62m x 4.19m max)
- Bedroom 3** 11'8 x 9'6 (3.56m x 2.90m)
- Large Family Bathroom** 15'5 x 10'3 (4.70m x 3.12m)
- Stairs Leading To Second Floor**
- Bedroom 4** 17'1 max x 10'4 max (5.21m max x 3.15m max)
- Bedroom 5** 10'6 x 8'6 (3.20m x 2.59m)

Directions





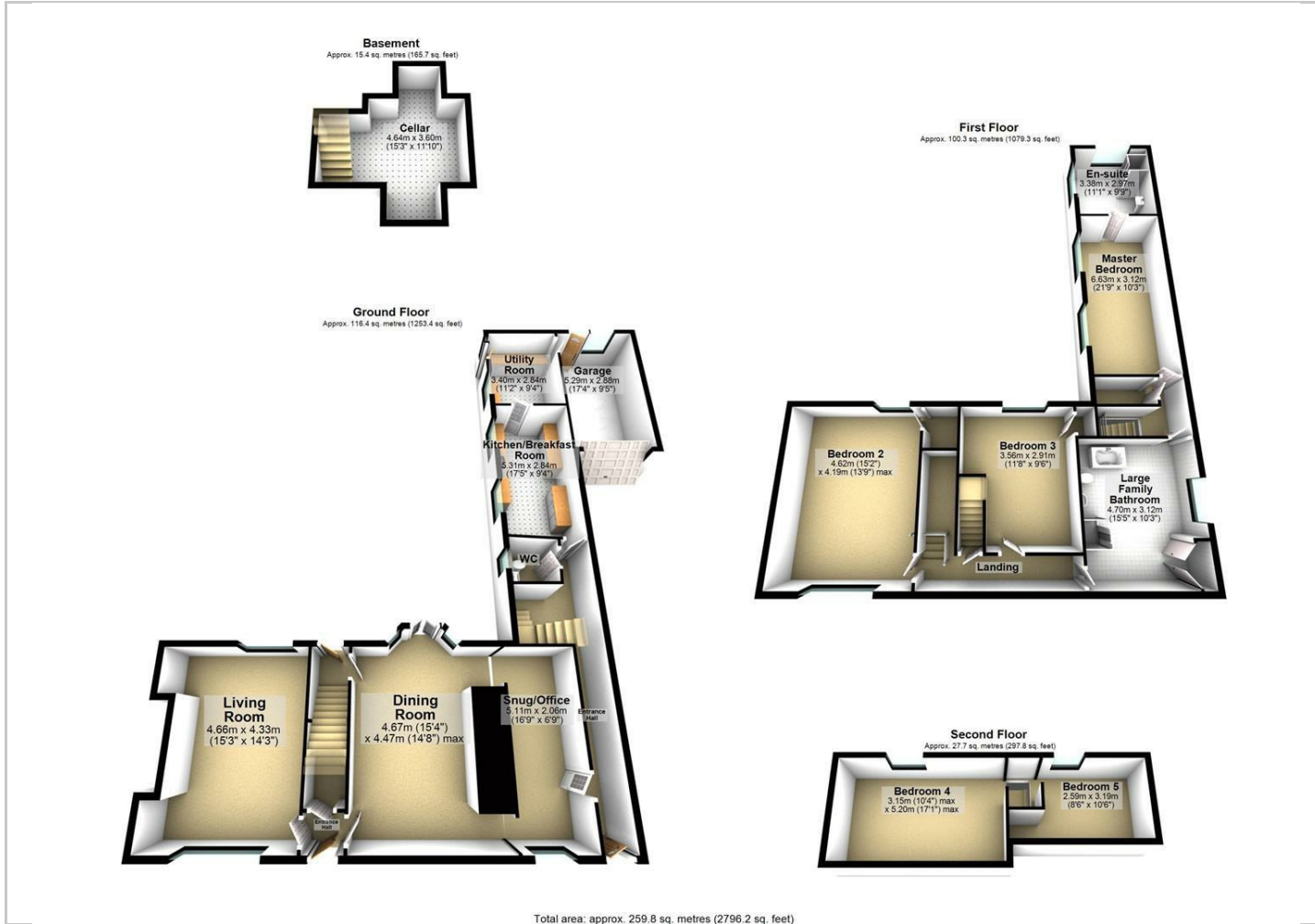
Books on the shelf

WELCOME TO MY HOME

The Cocktail Handbook

SAMSUNG

Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.