



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)



51 Gisburne Road, Wellingborough, Northamptonshire, NN8 4EE

£249,995

SPACIOUS FAMILY HOME WITH 3 GOOD SIZED BEDROOMS. This semi detached home benefits from a large ground floor rear extension and side extension which has created a large family room, ideal for large family gatherings and study area which does have potential to be a ground floor single bedroom if needed. This property is ideally located only a short walk away from Wellingborough town centre, local schools and within walking distance of Wellingborough train station. Further benefits include: UPVC double glazing, family room measuring over 16ft in length, open plan lounge/diner measuring over 22ft in length, gas radiator heating, ground floor WC and modern kitchen and bathroom. To the rear of this home is a good size rear garden paved for easy maintenance with substantial timber summerhouse. This home really must be viewed to appreciate all the space on offer.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge  
12' x 9'10

Dining Room  
12'2 x 11'7

Family Room  
16'3 x 13' max

Kitchen  
17'9 x 6'4

Study/Potential 4th Bedroom  
15'8 x 5'6

Landing

Bedroom 1  
11'10 x 10'1

Bedroom 2  
12'2 x 10'5

Bedroom 3  
8'8 x 7'6

Bathroom  
5'10 x 5'10



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

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!

