



Total area: approx. 83.1 sq. metres (895.0 sq. feet)





sales 01933 224444 lettings 01933 222233

www.hawksbys.net



40 Grange Road, Wellingborough, NN9 5YQ

£339,995

GREAT LOCATION WITH COUNTRYSDIE VIEWS! Located on the sought after "Redhill Grange" Development on the outskirts of Wellingborough is this lovely 4 bedroom family home which has been well cared for and improved by the current owners over recent years. Benefits include: Spacious lounge & dining area, modern refitted kitchen, UPVC double glazing, ground floor WC, Gas radiator central heating, refitted bathroom and good quality interior decor and floor coverings throughout. To the front there is an open plan lawn garden and driveway in front of the detached single garage. To the rear is a good sized garden which has an array of established hedges, shrubs and plants and offers a great degree of privacy. The garden is mainly laid to lawn with a patio area and access door into the garage. This really is a lovely family home in a lovely location and to top it off its being offered for sale with NO UPWARD CHAIN!

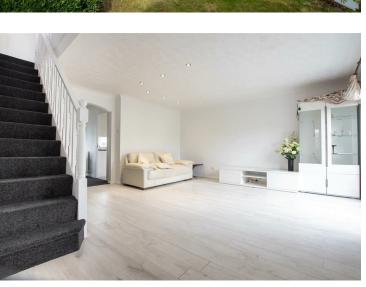
CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44











Entrance Hall

Ground Floor WC 4'5 x 2'5

Lounge 16'5 15'6 max

Dining Area 10'10 x 8'5

Kitchen 11'7 x 7'5

Landing

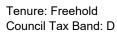
Bedroom 1 12'5 x 10'1

Bedroom 2 10'1 x 8'4

Bedroom 3 9'5 x 5'8

Bedroom 4 8'5 x 5'8

Bathroom 7'3 x 5'2



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

show the layout, and purchasers should close to be able to make a 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 ISAT 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 POSTITION 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!















