



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



40 Grange Road, Wellingborough, NN9 5YQ

£339,995

GREAT LOCATION WITH COUNTRYSIDE 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 HAWKSBY'S 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



Tenure: Freehold
Council Tax Band: D
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 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 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 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!

