



Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

hawksbys
service & people you trust

sales 01933 224444
lettings 01933 222233
www.hawksbys.net



146 Henshaw Road, Wellingborough, NN8 2BE

£259,995

EXTENDED 3 BEDROOM SEMI DETACHED HOME!! Hawksbys are pleased to offer to the market this extended 3 bedroom semi detached home with driveway and single garage. Benefits of this home include: large lounge, refitted kitchen, extended dining room area, 3 bedrooms, smart refitted shower room, double glazed windows and gas central heating system. To the front there is an open plan lawn garden and a long driveway providing good off parking leading to the single garage. To the rear is a good sized raised garden which is laid to lawn.

Note*** Planning Permission has been granted for a two storey side extension and a single storey rear extension. Please visit www.northnorthants.gov.uk and use the reference below for more information on the full planning granted.

Our Reference : FPW/2023/1045

Location : 146 Henshaw Road Wellingborough NN8 2BE

Proposal : Two storey side and single storey rear extension

CALL HAWKSBY'S NOW TO ORGANISE YOUR VIEWING 01933 22 22 33!



Entrance Hall

Lounge
22'1" x 12'0" maximum

Kitchen Area
9'10" x 9'10" maximum

Dining Area
14'6" x 8'0"

Landing

Bedroom 1
11'9" x 10'9" maximum

Bedroom 2
10'8" x 10'0"

Bedroom 3
9'3" x 8'0"

Bathroom



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 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!

