



56 Holcot Close, Wellingborough, NN8 5FL

£320,000

A LOVELY FAMILY HOME ! This smart 4 bedroom family home is located in the sought after "Gleneagles" area of Wellingborough and has been greatly improved by the current owners over the years and is presented in great condition throughout. Benefits include: A spacious & open plan kitchen/diner space measuring over 18ft in length. stylish refitted family bathroom with metro tiling, spacious lounge, master bedroom with built in wardrobes and en-suite, UPVC double glazing, gas radiator central heating with modern combination boiler, landscaped rear garden. To the front there is an open plan lawn garden and a double width driveway in front of the single garage. To the rear is a smart tiered and landscaped garden which has been re-designed to be low maintenance and a real social family garden with different seating areas arranged over 3 tiers.

This really is a great "Gleneagles" home and it must be viewed to be appreciate everything it has to offer !

CALL HAKWSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C







Entrance Hall

Lounge  
13'5 not inc bay x 12'5 max

Kitchen/Diner  
18'3 x 9'3

Utility Room  
5'8 x 5'1

Ground Floor WC  
5'1 x 2'8

Landing



Master Bedroom  
12'5 upto wardrobes x 9'4

En-Suite Shower Room  
6'8 max x 4'5

Bedroom 2  
9'1 x 8'8

Bedroom 3  
9'4 max narrowing to 6'2 x 7'6

Bedroom 4  
7'9 x 6'9

Family Bathroom  
5'9 x 5'8



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!

