



Total area: approx. 79.2 sq. metres (852.1 sq. feet)



13 Kestrel Lane, Wellingborough, NN8 4UE

£195,000

A COMFORTABLE & SPACIOUS FAMILY HOME ! Located on the north eastern side of Wellingborough is this well presented and spacious family home with enclosed rear garden. The property has been nicely improved by the current owners over the years and benefits from the following: Smart and stylish kitchen/diner measuring over 20 feet in length, modern refitted wet room, ground floor WC, PVCu double glazing, gas radiator central heating, good sized lounge, 2 spacious double bedrooms and generous third bedroom and quality interior decor and floor coverings throughout. The accommodation you would acquire, briefly comprises of: Entrance hall, cloakroom/WC, kitchen/diner, lounge, 3 good size bedrooms and a wet room/shower room. To the rear there is an enclosed low maintenance garden which is set over 2 levels with 2 smart patio areas. To the front there is a nicely paved area which is ideal for bin storage and an established garden area.

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Porch
Entrance Hall
Ground Floor WC
5'2 x 2'3
Kitchen/Diner
20'1 max x 8'3 max
Lounge
14'3 x 11'2
Landing



Bedroom 1
14'3 x 8'3
Bedroom 2
15'4 x 7'8
Bedroom 3
11'3 x 5'6
Wet Room
5'10 x 5'6



Tenure: Freehold
Council Tax Band: A
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 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!

