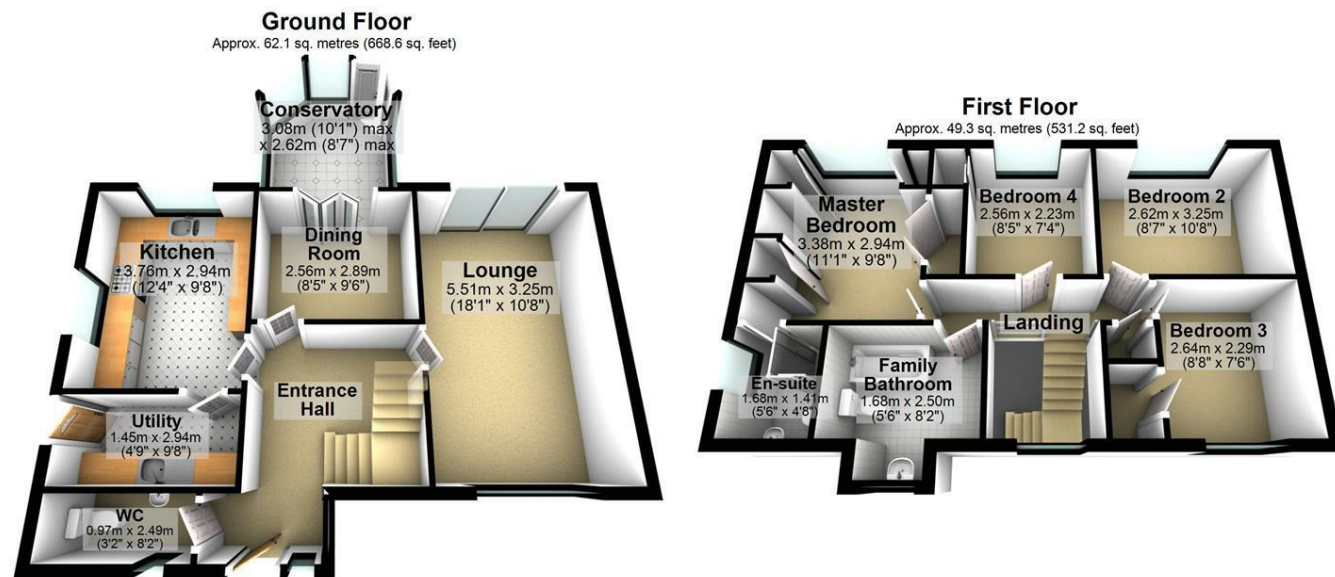




Total area: approx. 111.5 sq. metres (1199.8 sq. feet)



36 Nene Close, Wellingborough, NN8 5WB

£365,000

NICE CORNER POSITION ! This wonderful detached family home is located in a small and exclusive cul-de-sac position in the sought after "Gleaneagles" area of Wellingborough and has been greatly improved by the current owners over the years and is presented in great condition throughout. It boasts a spacious lounge measuring over 18ft in length with sliding doors into the garden, a separate dining room with bi-fold doors into a conservatory, so offering 3 reception rooms. Further benefits include: An impressive refitted kitchen with granite worktops and a smart induction hob with built-in gas wok burner, utility room to match, UPVC double glazing, gas radiator central heating, pleasant master bedroom with fitted wardrobes & smart en-suite shower room, modern family bathroom with jacuzzi bath and 3 further well proportioned bedrooms, 2 of which have built-in storage. To the front there is a double garage with parking in front and an extra block paved parking space so providing parking for 3 vehicles and a nicely tucked away front garden area which is neatly landscaped. To the rear is a good sized established garden with an array of trees, plants and shrubs which offers a good degree of privacy. The garden is mainly laid to lawn with 2 patio areas and a pond with a small bridge taking you over to a lovely seating area with timber pergola.

This really is a great family home in a great location with lots to offer. CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING
01933 22 44 44

EPC Rating: C



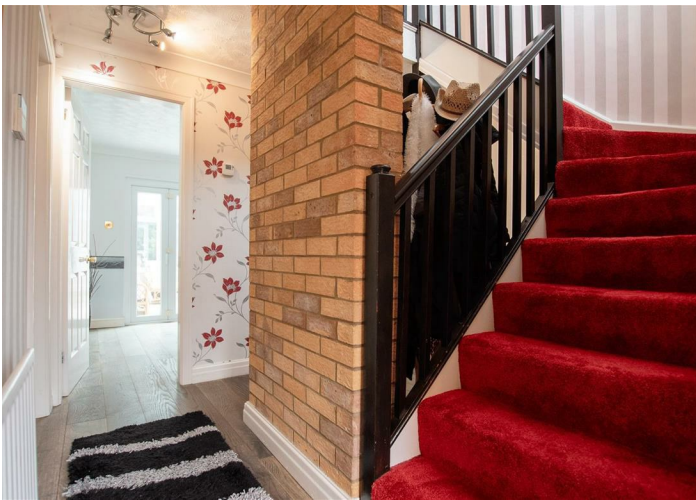
Entrance Hall
Ground Floor WC
8'2 x 3'2
Lounge
18'1 x 10'8
Dining Room
9'6 x 8'5
Conservatory
10'1 max x 8'7 max
Kitchen
12'4 x 9'8



Utility Room
9'8 x 4'9
Landing
Master Bedroom
11'1 x 9'8
En-Suite
5'6 x 4'8
Bedroom 2
10'8 x 8'7
Bedroom 3
8'8 x 7'6



Bedroom 4
8'5 x 7'4
Family Bathroom
8'2 x 5'6
Double Garage
16'4 x 16'2



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 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!

