



127 Bourton Way, Wellingborough, NN8 2NW

£319,995





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A SUPER FAMILY HOME WITH 3 DOUBLE BEDROOMS, CONVERTED GARAGE & LOVELY REAR GARDEN ! Located on the sought after Wilby Way development on the outskirts of Wellingborough is this 3 bedroom detached property which sits in a lovely position with a nice open outlook at the front. The garage conversion has added a brilliant play room for the children and a handy utility space which houses the washing machine and the combi-boiler. Further benefits of the great family home include: A brand new fitted kitchen, UPVC double glazing, gas radiator central heating, modern refitted family bathroom and en-suite, good quality floor covers and 3 well proportioned double bedrooms all with built in wardrobes. To the front is there is a hedgerow enclosing the lawn garden and driveway in front of the converted garage. To the rear is a brilliant family garden which backs on to open green land and offers a good degree of privacy. The garden is mainly laid to lawn with a large sandstone patio with French doors off the kitchen/diner. Benefitting from a corner plot position the garden wraps around the side of the property and the current owners have created a secluded seating area and smart storage shed/workshop. Overall this really is a superb family home which must be viewed to appreciate everything it has to offer.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING 'D'



£319,995



Entrance Hall

Lounge 17'1 max x 10'10 (5.21m max x 3.30m)

Play Room 11'1 x 7'7 (3.38m x 2.31m)

Utility Room 7'9 x 4'2 (2.36m x 1.27m)

Ground Floor WC 4'7 x 2'10 (1.40m x 0.86m)

Kitchen/Breakfast 18'11 max x 7'9 (5.77m max x 2.36m)

First Floor Landing

Master Bedroom

11'2 up to wardrobes x 10'11 max (3.40m up to wardrobes x 3.33m max)

En-Suite Shower Room 6'7 x 4'2 (2.01m x 1.27m)

Bedroom 2 11' x 8'6 max (3.35m x 2.59m max)

Bedroom 3 9'11 x 8'1 (3.02m x 2.46m)

Family Bathroom 8'1 x 5'6 (2.46m x 1.68m)

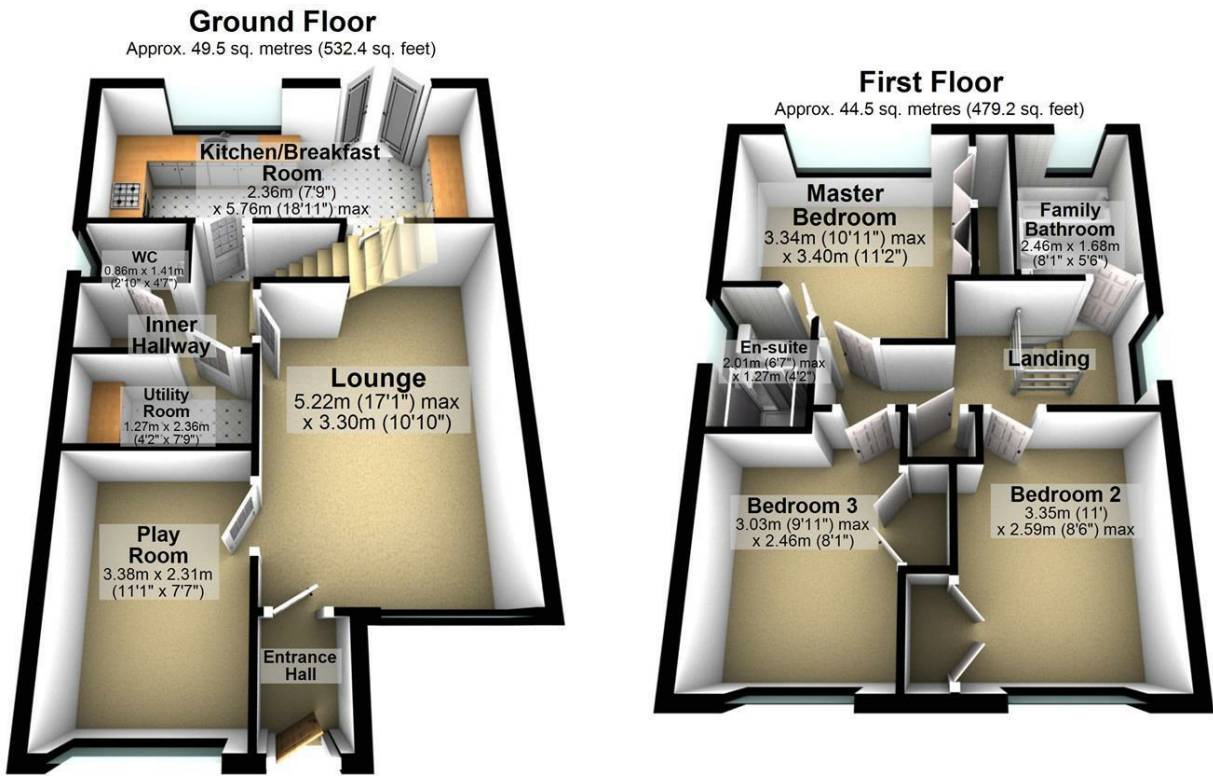


Directions





Floor Plans



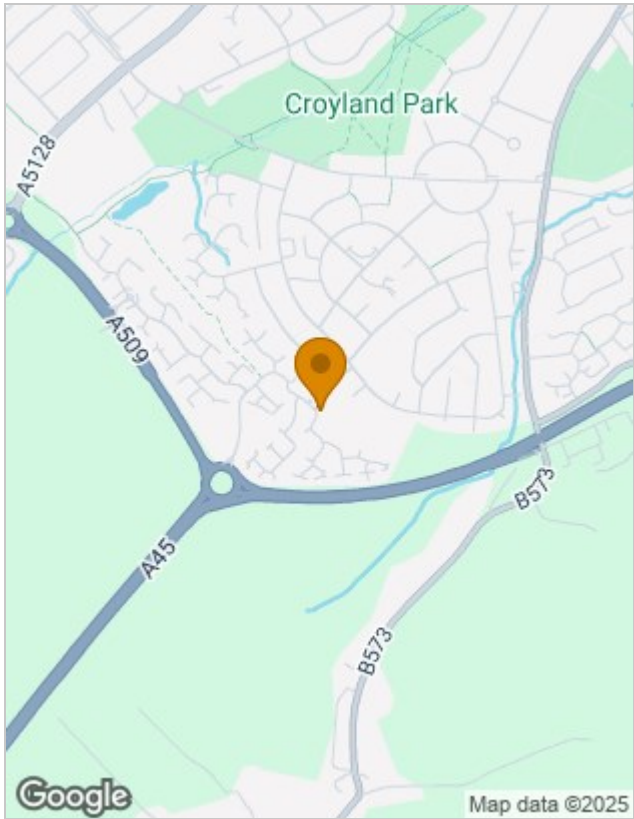
Total area: approx. 94.0 sq. metres (1011.7 sq. feet)

Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	