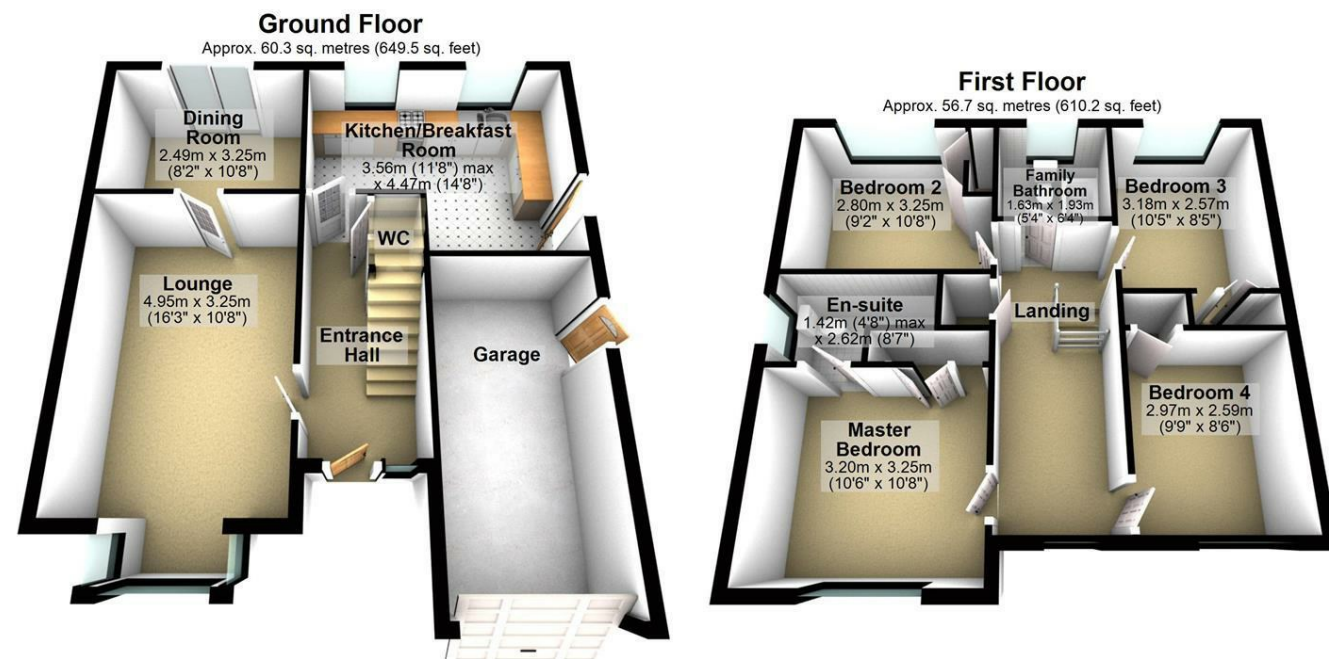




Total area: approx. 117.0 sq. metres (1259.6 sq. feet)



1 Spencelayh Close, Wellingborough, NN8 4UU

£345,000

GREAT LOCATION!! Hawksbys are pleased to offer to the market this spacious 4 bedroom detached home which is situated on the popular Gainsborough Drive Development. Number 1 Spencelayh was the original show home and the current owner purchased the property from new in 2001. The property has well cared for and maintained over the years and is presented in good condition throughout. Benefits include: A good sized lounge measuring over 16ft in length, separate dining room with french doors leading out to the garden, spacious kitchen/breakfast room, downstairs WC, master bedroom with ensuite shower room, 4 double bedrooms, all with built in wardrobes, UPVC double glazing and gas central heating.

To the front is a gravelled garden area with established plants and shrubs and a double width driveway which provides parking for 2 vehicles in front of the single garage. To the rear is a good sized enclosed garden which is mainly laid to lawn and offers a good degree of privacy.

PLEASE CONTACT HAWKSGBYS TODAY TO ORGANISE YOUR VIEWING 01933 22 44 44

Note*** Becasue this property was the original show home the garage has already been insulated and plastered as it was a show home office for the development. This ultimately will make it easier to convert into another reception room or bedroom (Subject To The Correct Permissions Being Granted)



Entrance Hall
Lounge
16'3 not inc bay x 10'8

Dining Room
10'8 x 8'2

Kitchen/Breakfast Room
11'8 max narrowing to 8'1 x 14'8

Ground Floor WC
4'3 x 2'5

Landing

Master Bedroom
10'8 x 10'6

En-Suite
8'7 max x 4'8

Bedroom 2
10'8 x 9'2

Bedroom 3
10'5 x 8'5

Bedroom 4
9'9 x 8'6

Family Bathroom
6'4 x 5'4



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!