



6 Lime Grove, Wellingborough, NN8 4SE

£1,195 PCM









# 6 Lime Grove

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- LARGE GROUND FLOOR BEDROOM
- DRIVEWAY AND SINGLE GARAGE WITH DRESSING AREA
- SPACIOUS LOUNGE
- 3 DOUBLE BEDROOMS

GREAT SPACE ON OFFER!! Located in a quiet cul-de-sac position is this spacious home which has been extended on the ground floor to the side and to the rear and now offers a 19ft bedroom and a kitchen measuring over 15ft in length. With the large ground floor bedroom this property offers flexible living accommodation with potential for having the option of complete ground floor living. Further benefits include: UPVC double glazed windows and doors, gas radiator central heating, stylish refitted bathroom, 3 DOUBLE BEDROOMS, smart refitted kitchen and newly laid carpets. To the front is a driveway providing good off road parking which leads to the single garage. To the rear is an established garden which offers measurable privacy. Overall this is a great home offering great space. AVAILABLE STRAIGHT AWAY!!

EPC RATING 'D'

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



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## Entrance Hall

## Ground Floor WC

## Lounge

15'10" x 12'11" not inc bay (4.83 x 3.94 not inc bay)

## Bedroom 1

19'0" max x 10'11" max (5.79 max x 3.33 max)

## Dressing Area

6'1" x 5'6" (1.85 x 1.68)

## Inner Hallway

## Dining Room

9'10" x 9'2" (3.00 x 2.79)

## Kitchen

15'2" x 7'11" (4.62 x 2.41)

## Landing

## Bedroom 2

15'3" max x 8'9" (4.65 max x 2.67)

## Bedroom 3

15'3" max ndt 10'11" x 9'4" (4.65 max ndt 3.33 x 2.84)

## Bathroom

7'10" x 5'10" (2.39 x 1.78)



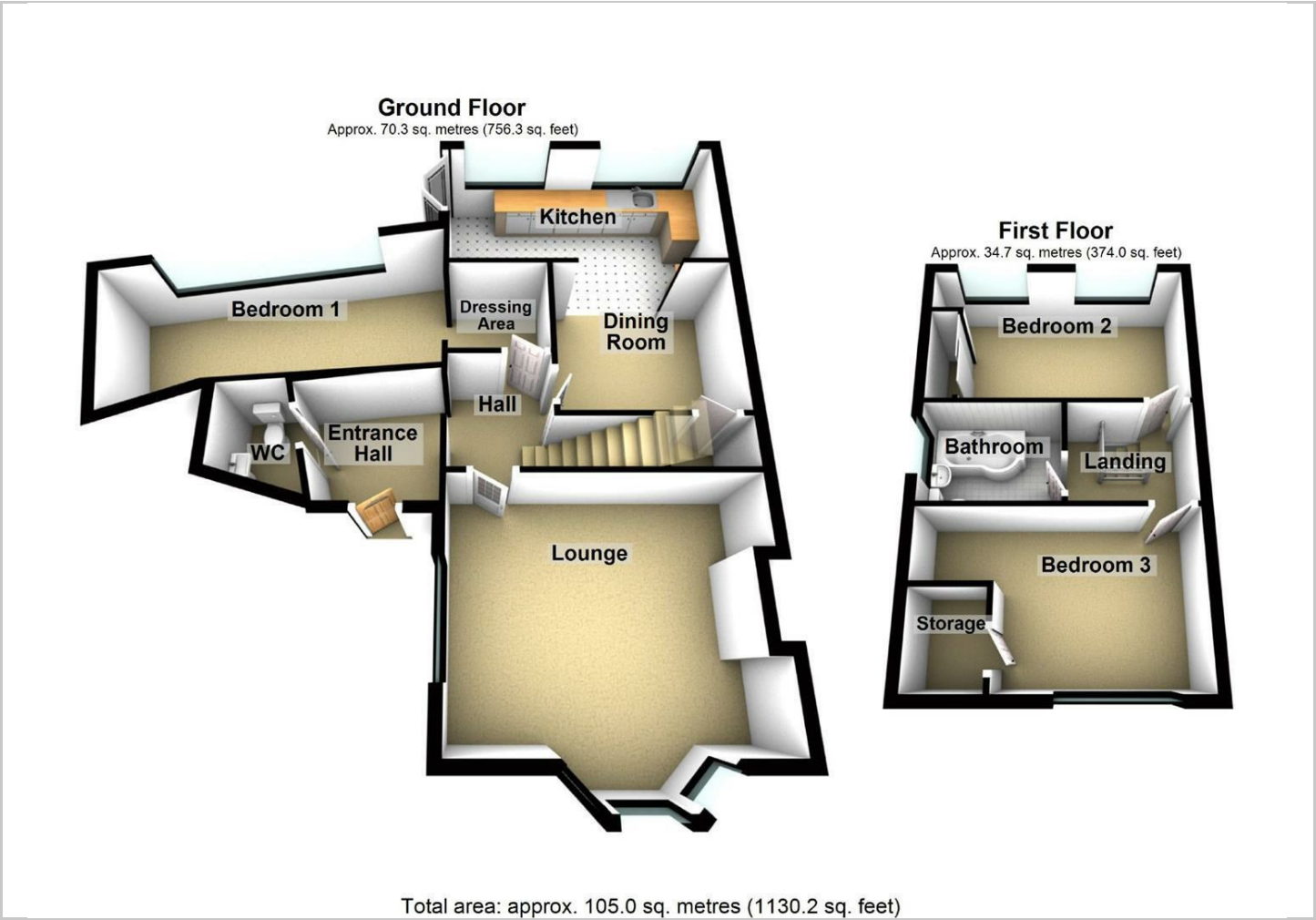
## Directions







Floor Plans

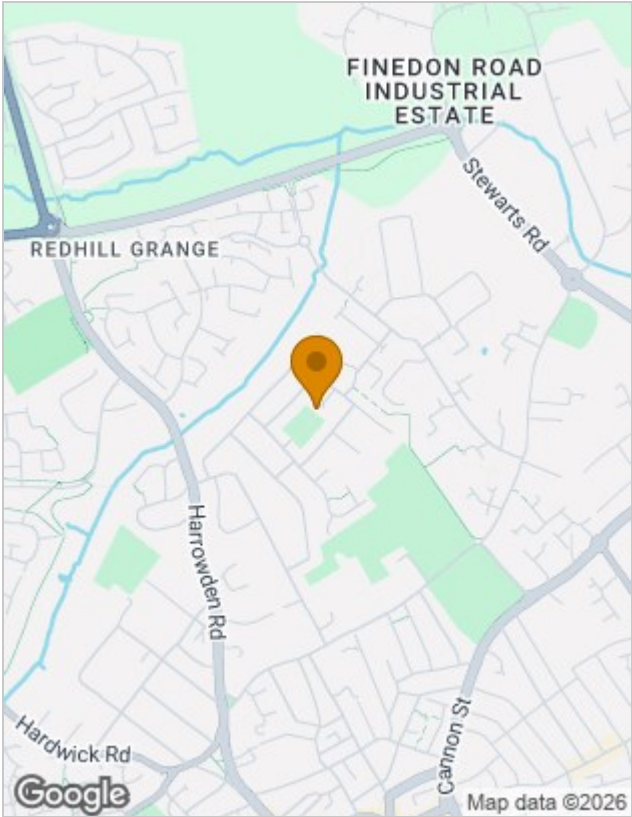


Viewing

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