



2 Holcot Close, Wellingborough, NN8 5FL

£435,000

Nestled in the charming and popular area of Holcot Close, Wellingborough, this quintessential detached house offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, this property is ideal for families seeking space and style. The beautifully improved interiors reflect the care and attention of the current owners, ensuring a welcoming atmosphere throughout. Upon entering you are greeted with a large entrance hall, that really sets the tone for this property with its open commodious feel. From here, you can access the lounge from the front aspect which is a superb size, perfect for entertaining, and offers plenty of space for large furniture. The refitted kitchen/breakfast room is at the rear of the property and features an array of built in units and appliances. There is the added bonus of a formal dining room which boasts rear patio doors opening out onto the garden, allowing floods of natural light. To conclude this fabulous downstairs accommodation is a large utility room, a downstairs WC and a DOUBLE GARAGE. Upstairs has four DOUBLE bedrooms, with three benefitting from built in wardrobes and the main bedroom equipped with an elegant refitted En-suite - Plus a stylish family bathroom. Externally, this property offers an excellent south facing rear garden, with a large lawn, and a spacious patio area. This property also offers a double width driveway, along with a double garage, making it an excellent choice for families with multiple cars or those who require extra storage. Holcot Close is a desirable location, offering a peaceful residential environment while remaining conveniently close to local amenities, transport links and excellent schooling. This house is not just a place to live; it is a home where memories can be made. With its impressive features and thoughtful improvements, this property is sure to attract interest from discerning buyers. Do not miss the opportunity to make this exceptional house your new home.



### Entrance Hall

Lounge  
18'0" x 13'5"

Dining Room  
9'10" x 13'6"

Kitchen  
9'8" x 12'0"

WC

Utility Room  
9'7" x 7'6"

Double Garage  
16'9" x 17'1"

Master Bedroom  
11'5" x 9'10"

En-Suite

Bedroom 2  
9'1" x 13'4"

Bedroom 3  
10'3" x 10'1" max

Bedroom 4  
8'11" x 9'8"

Family Bathroom



Master Bedroom  
11'5" x 9'10"

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Tenure: Freehold  
Council Tax Band: E

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

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 an 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 an 18mm, and in some circumstances make the rooms look larger than they are!

