



TOTAL AREA: APPROX. 120.5 SQ. METRES (1296.6 SQ. FEET)



16 Vicarage Close, Wellingborough, NN8 5ES

£349,995

A UNIQUE AND RARE OPPORTUNITY ! This unique home is located in a quiet and sought after location within Wellingborough and offers multi generational living with a clever extension which has created a separate studio apartment with its own entrance and courtyard garden. The main house has been greatly improved by the current owners and is presented in excellent condition throughout, as is the studio flat. The studio flat is perfect for an elderly relative, older children that are still living at home and can have a separate private living space or even the option for an Air BNB to bring in some extra income. Benefits of the main home include: 3 double bedrooms with en-suite to master bedroom, stylish refitted kitchen, smart modern en-suite and family bathroom, extended spacious entrance hall, ground floor WC/Utility room, large lounge, UPVC double glazing, gas radiator central heating and quality floor coverings and interior decor. To the front the property looks onto open grassland walk way which is a nice design and to the rear is a low maintenance paved garden with rear gated access to a parking area which is the cul-de-sac of Vicarage Close.

The separate studio flat is well equipped with a a small kitchen area with electric oven, hob and sink, smart shower room with double shower enclosure and main living space which has a bespoke foldaway double bed which is cleverly hidden away when you want to use the space as a lounge. The studio flat has its own entrance through a small courtyard garden and rear gate. this was designed to keep it separate but if you had an elderly relative then you could easily arrange a gate from the main house garden giving easier access direct to the flat.

This really is a unique offering and it must be viewed to appreciate every it has to offer. CALL HAKWSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: D

Note**** The Studio flat has gas central heating with runs from the central heating system from the main home.



Entrance Hall

Lounge
15'8 x 10'10

Utility/WC
6'2 x 5'1

Kitchen/Diner
15'9 x 12'3

Landing

Master Bedroom
15'9 max narrowing to 11'5 x 12'

En-Suite Shower Room
8'3 x 4'4

Bedroom 2
8'11 x 8'6

Bedroom 3
11'1 x 7'

Family Bathroom
6'6 x 5'2

Separate Studio Flat
20'1 max narrowing to 13'1 x 13'

Shower Room
6'10 x 4'4



Tenure: Freehold
Council Tax Band: C

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

