



HARWOODS

Chartered Surveyors & Estate Agents



15 Hatton Street, Wellingborough
Northamptonshire NN8 5AS

£375,000 Freehold

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15 Hatton Street, Wellingborough, Northamptonshire NN8 5AS

A highly desirable 3 bedroom bay fronted character house situated in a tree lined road within the sought after Hatton Park area of the town.

The property has been sympathetically updated and improved by the current owner to create a lovely family property with accommodation that includes a living room with bay window and wood burner, a spacious family room/kitchen, generous sized bedrooms and a lovely refitted bathroom.

Other features include gas radiator central heating, UPVC double-glazing, gated driveway, garage and good sized south-west garden.

Viewing is highly recommended. Not to be missed!

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

UPVC double-glazed double doors with UPVC double glazed windows flanking.

Entrance Hall

UPVC double-glazed entrance door, column radiator, original tiled floor, staircase rising to 1st floor landing, under-stairs cupboard, UPVC double-glazed window to the side and glazed panelled doors off to:

Living Room

10'11" plus bay x 12'4" (3.33m plus bay x 3.76m)

Wood burner set on a tiled hearth, column radiator, wood faced flooring and UPVC double-glazed bay window to the front.

Family Room/Kitchen

19'5" x 20'6" max (5.92m x 6.25m max)

Family area with two column radiators, feature brick display recess to chimney breast, feature double-glazed French doors to the garden and sky-light double-glazed window. Kitchen area with a range of base cupboards, base drawers and wood work-surface areas. 5 burner gas/electric range cooker, slimline dishwasher and bottle fridge. UPVC double-glazed windows to the side and rear. UPVC door to the side driveway.

First Floor Landing

Loft access (loft ladder and majority of loft is floored), radiator and original panelled doors off to:

Bedroom 1

10'11" plus bay x 12'4" (3.33m plus bay x 3.76m)

Column radiator and UPVC double-glazed bay window to the front.

Bedroom 2

13'5" x 11'0" (4.09m x 3.35m)

Natural wood floor, double radiator and UPVC double-glazed window overlooking the rear garden.

Bedroom 3

10'3" x 7'11" (3.12m x 2.41m)

Natural wood floor, radiator and UPVC double-glazed window overlooking the rear garden.

Bathroom

A very stylish refitted bathroom with white suite and feature green tiling. Bath with rainfall shower and hand shower over. Vanity washbasin and close-coupled WC. Tiled floor, column radiator, heated chrome towel rail, inset ceiling lights and two UPVC double-glazed windows to the side.

Front Garden

Front garden with front boundary wall and wrought metal gates to driveway. Slabbed garden with inset flower bed and ornamental tree. The driveway continues via a set of double timber gates to provide more parking and access to the garage.

Garage

15'10" x 9'0" (4.83m x 2.74m)

Modern roll-up garage door. UPVC double-glazed rear window.

External Boiler/Utility Room

5'2" x 4'8" (1.57m x 1.42m)

With Worcester gas central heating boiler and plumbing for automatic washing machine.

Rear Garden

Good sized rectangular shaped south-westerly aspect rear garden with lawn and slabbed patio. Outside tap and power sockets.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

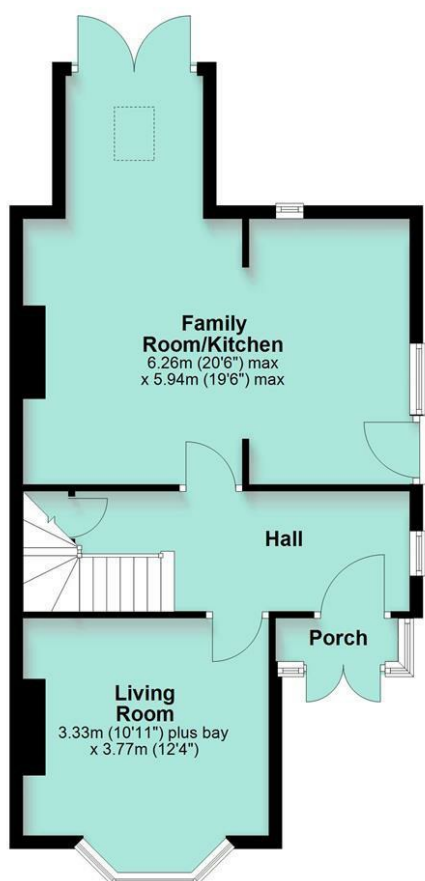




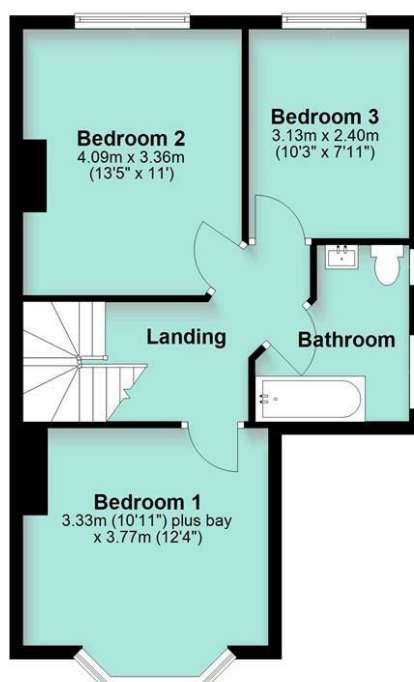
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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	