

# hawksbys

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5 Nest Lane, Wellingborough, NN8 4AU

£375,000

This detached elegant 1928 gem, is one of a kind, full of charm, character and a substantial rear garden.

Step inside this unique bay fronted family home and you'll instantly see - it's not your average house.

Bursting with character, the current owners have greatly improved this wonderful home while maintaining many original features. Benefits include: Modern refitted kitchen, ground floor WC, stylish black double glazed Crittall style windows and French doors to the rear of the house, original fireplaces, refitted high-class bathroom, 3 generous double bedrooms and an eclectic style throughout.

To the front is an enclosed gravelled garden area and brand new paved driveway which provides great off road parking with timber gates which lead to the rear garden and the garage/workshop, currently used as a utility room.

To the rear is a large family garden with established trees, plants and shrubs. It's mainly laid to lawn with a smart patio area off the French doors and a large decked area at the far end of the garden, ideal for entertaining and summer barbecues.

If you love homes with personality and history, mixed with the modernity of log burners, double glazed windows and gas radiator central heating, this one is the most characterful and colourful house in town.

CALL HAWKSBY'S NOW VIEWING 01933 2244





Spacious Entrance Hall

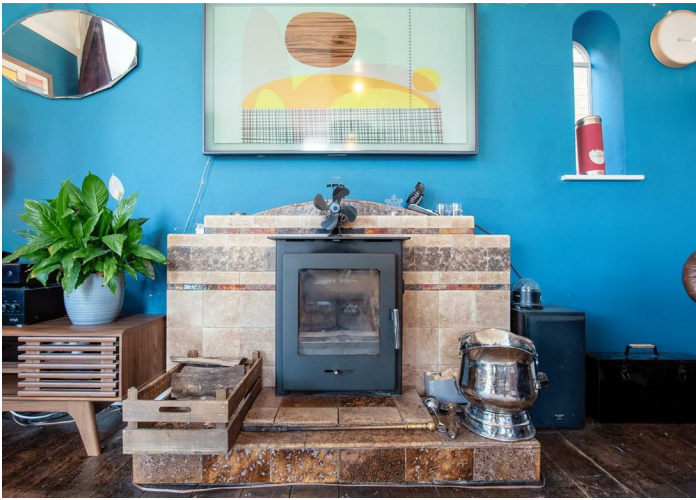
Lounge  
15'9 x 12'2 not inc bay

Dining Room  
11'6 x 10'1

Kitchen  
17'1 x 7'8

Inner Hallway  
4'7 x 2'8

Ground Floor WC  
4'8 x 4'4



First Floor Landing

Master Bedroom  
15'10 x 12'2 not inc bay window

Bedroom 2  
10'6 x 10'2

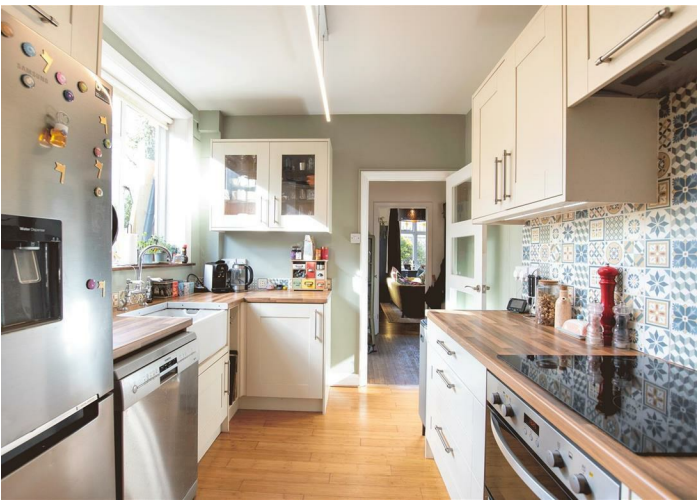
Bedroom 3  
10'2 x 9'1

Bathroom  
6'1 x 5'8



Tenure: Freehold  
Council Tax Band: C

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 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!

