

193 Hinwick Road

Wollaston, Northamptonshire NN29 7QY

Simpson & Weekley

Situated in a desirable edge-of-village position, with open countryside right on your doorstep, this beautiful extended family home offers spacious and versatile accommodation arranged over two floors, complemented by a particularly generous rear garden.

Upon entering the property, you are welcomed by an entrance porch/boot room leading into the hallway, with stairs rising to the first floor. The spacious living room provides a lovely place to relax and features a charming log burner, creating a cosy focal point. To the rear, the property boasts a beautiful extended kitchen/dining room with the added benefit of underfloor heating and French doors opening directly onto the rear garden. There is also a separate utility room, whilst to the front of the property is a further reception room, currently ideal for use as a home office/snug, or even a fourth bedroom, if required.

To the first floor are three well-proportioned bedrooms, two of which are comfortable doubles, together with a family bathroom.

Externally, the property benefits from a private driveway to the front, providing ample off-road parking. To the rear is a particularly impressive and generously sized garden, enjoying several different aspects and offering plenty of space for outdoor entertaining, family activities and those looking to enjoy the outdoors.

Hinwick Road enjoys a sought-after position on the edge of the popular village of Wollaston, with beautiful open countryside and rural walks just moments away. Wollaston offers a range of local amenities including shops, schools and everyday conveniences, whilst the neighbouring towns of Wellingborough and Rushden provide a wider selection of shopping, leisure and recreational facilities. For commuters, Wellingborough railway station offers services into London St Pancras, with convenient road links via the A509, A45 and A14 providing access to surrounding towns and further afield.

£400,000

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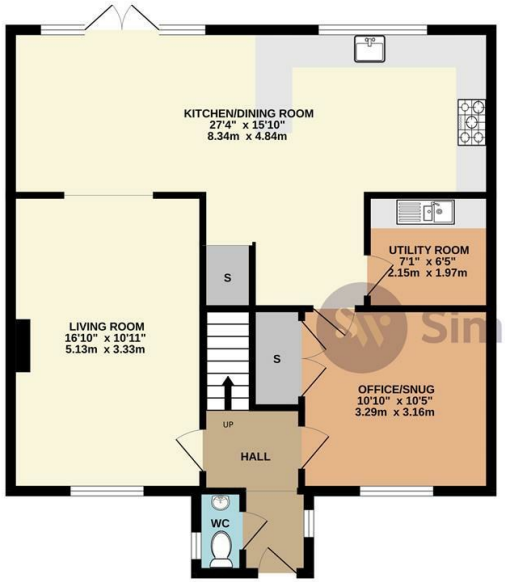




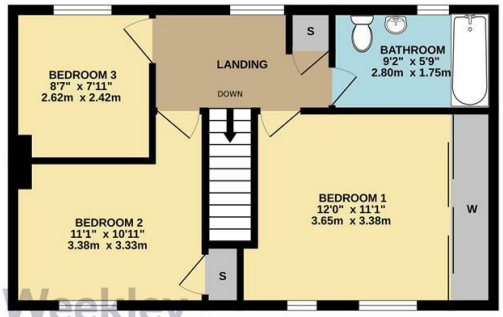


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GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

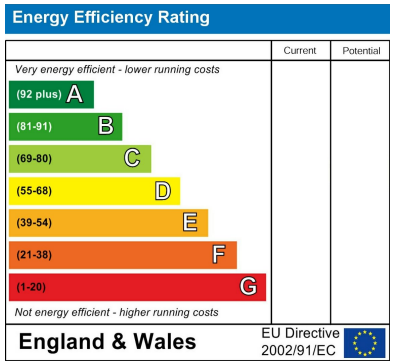


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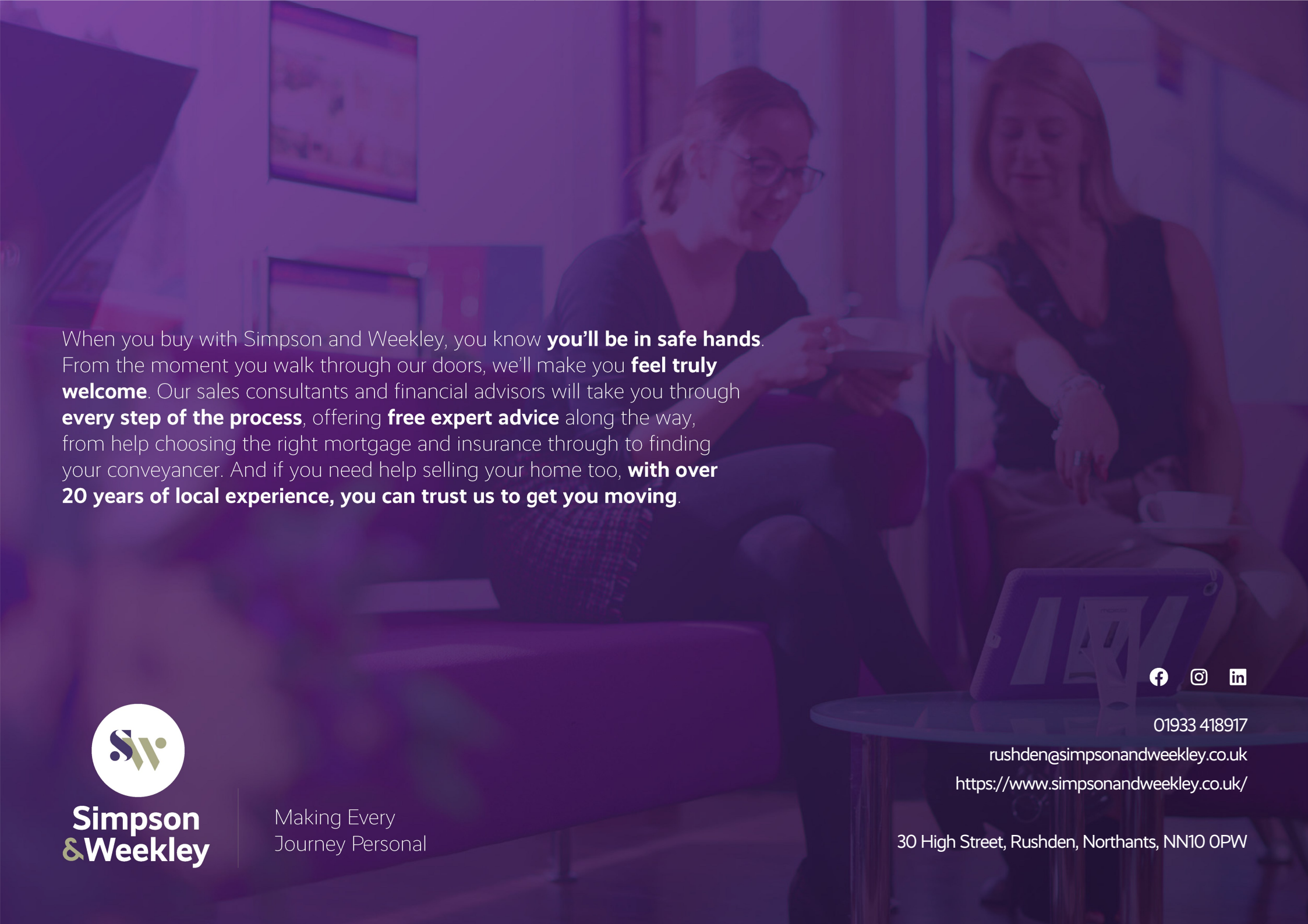
TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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