



Total area: approx. 102.8 sq. metres (1107.0 sq. feet)



57 Sandringham Close, Wellingborough, NN8 2EL

£374,995

A GREAT 4 BEDROOM FAMILY HOME WITH DOUBLE GARAGE ON A GENEROUS PLOT ! Situated in a pleasant & quiet cul-de-sac location is this spacious family home which has been greatly improved by the current owners in recent years. Benefits include: Spacious lounge, separate dining area, kitchen/breakfast room measuring over 17ft in length, refitted ground floor WC, smart refitted family bathroom, master bedroom with stylish en-suite and 3 further bedrooms. To the front is an open plan lawn garden and double width driveway in front of the detached double garage. To the rear is a large garden which is mainly laid to lawn with steps down to a patio area. there is also a substantial timber shed on the back of the double garage and gated side access.

This really is a brilliant family home and must be viewed to appreciate the plot and everything the house has to offer.

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Double Garage

### Entrance Hall

Ground Floor WC  
4'6 x 4'6

Lounge  
16'11 max x 11'2 max

Kitchen/Breakfast Room  
17'7 x 7'9

Dining Room  
11'7 x 9'5

### Landing

Master Bedroom  
14'9 x 10'11 max

En-Suite Shower Room  
8'9 x 4'8

Bedroom 2  
11'3 max x 8'6

Bedroom 3  
9'1 x 6'9

Bedroom 4  
8'4 max x 7'2

Family Bathroom  
7'4 x 5'8

Double Garage  
16'7 x 15'10



Tenure: Freehold  
Council Tax Band: D

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!

