



Total area: approx. 90.4 sq. metres (972.6 sq. feet)



37 Windermere Drive, Wellingborough, Northants, NN8 3XQ

£295,000

FULLY REFURBISHED FAMILY HOME! This modern 3 bedroom detached home is located in a small and quiet cul-de-sac consisting of just three detached homes and has been fully refurbished to a very high standard throughout with no expense spared on quality fixtures and fittings. Upon entering this brilliant home, you are greeted with an entrance hall that leads to a stylish downstairs WC and an impressive lounge with bespoke media wall with built in electric fire. You then make your way into the stunning kitchen/diner with a beautiful contrast of oak worktops dark blue cabinetry. The kitchen also features integrated appliances and quality oven and induction hob. There is the addition of a fitted breakfast/dining bar and patio doors opening out onto the rear garden. Upstairs you will find three bedrooms, two of which are doubles and a single, along with a fantastic refitted shower room. The master bedroom also boasts Wren fitted wardrobes. Externally this property offers a pleasant south/west facing garden which is mainly laid to lawn, with access into an excellent home gym that has been constructed by the current owner in recent months. Additionally there is a detached garage to the rear with parking in front and also a block paved parking space at the front of the property. This really is an outstanding family home and it must be viewed to appreciate the quality of the refurbishment and everything it has to offer. To add one last brilliant feature, this home has solar panels which are owned outright, lowering your electricity bills. NO UPWARD CHAIN !

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

Council Tax Band - C
EPC - C



Entrance Hall
 Cloakroom
 Lounge Area
 14'8" x 11'6" maximum
 Dining Area
 10'6" x 7'2"
 Kitchen
 10'7" x 7'2"
 Landing
 Bedroom 1
 13'6" x 8'11"



Bedroom 2
 11'9" x 8'2" maximum
 Bedroom 3
 10'1" x 6'3" maximum
 Bathroom
 Home Gym
 19'7" x 7'9"



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 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!

