



3 Brampton Close

Wellingborough, Northamptonshire NN8 5XG



Simpson & Weekley



Simpson and Weekley Estate Agents are pleased to offer to the market this three bedroom, detached property for sale! The property really would make the perfect family home due to the space, layout and location on offer! Located on the popular Gleneagles Estate, which is within walking distance to schools, shops, amenities and bus routes. Wellingborough Train Station is only 10 minutes away from the property, which offers a direct link to London St. Pancras (journey time approx. 55 minutes). Rushden Lakes is only 15 minutes away which has a wealth of shops, restaurants and cinema. The property boasts en-suite to the master bedroom, downstairs cloakroom, garage and off road parking, owned solar panels, and conservatory. The property comprises entrance hall, downstairs cloakroom, lounge with bay fronted window. dining room, kitchen, sun room, conservatory, and garage. To the first floor there are three bedrooms, en-suite to the master bedroom and refitted family bathroom. Externally, an enclosed rear garden mainly paved which would be perfect for entertaining in the summer months with friends and family. Please call us on 01933 224953 for more information, or to book your viewing today! Council tax band: D. EPC rating: C/75.

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Price £290,000



Property Measurements:

Lounge - 14ft4 plus bay x 10ft5

Dining Room - 10ft10 x 8ft6

Kitchen - 10ft8 x 7ft10

Conservatory - 9ft x 8ft7

Bedroom One - 9ft10 x 9ft9

Bedroom Two - 10ft2 plus recess x 9ft9

Bedroom Three - 7ft10 plus recess x 6ft7

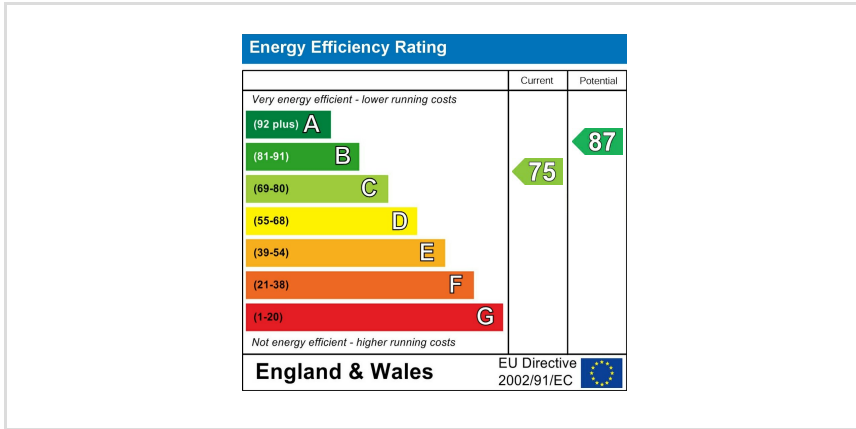


GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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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