



117 Vicarage Farm Road  
Wellingborough, NN8 5EU



**Simpson & Weekley**

An extended, detached, three bedroom family home, situated just off of the Hardwick Road on the Gleneagles estate. The property has been extended to now provide an impressive extended living space with bi-fold-doors to the garden and a feature skylight, all accessed via two sets of French doors from the refitted kitchen/dining room. The property also benefits from double glazing and gas radiator central heating throughout. The accommodation in brief comprises entrance hall, cloakroom, living room, kitchen/dining room and family sun room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is an enclosed rear garden and a front garden with off road parking for several cars. A fantastic residence that simply has to be seen to be fully appreciated. To arrange a viewing call 01933 224953. EPC Ordered, Council Tax Band C.



Price £300,000

3 2 1





TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.  
 While 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 quantity or efficiency can be given.  
 Made with Metreage 12/2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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