



117 Vicarage Farm Road  
Wellingborough, NN8 5EU



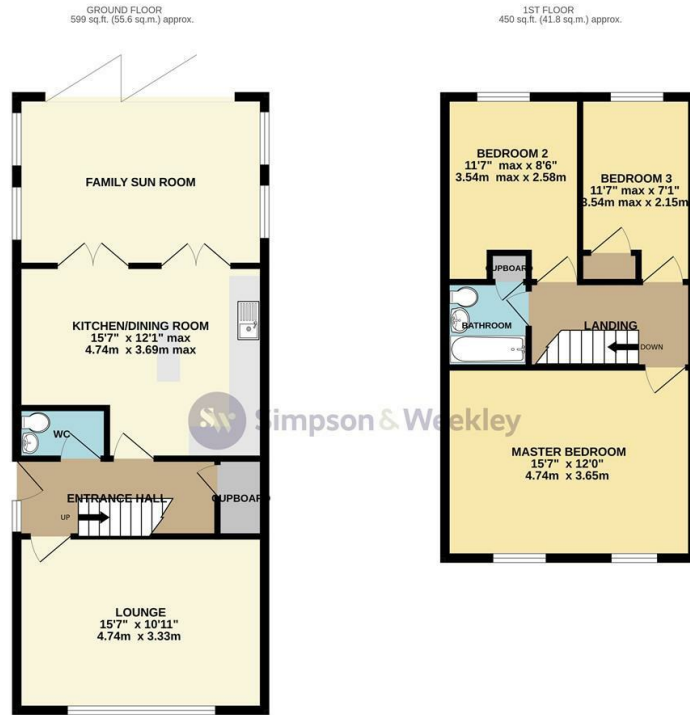
**Simpson & Weekley**

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.



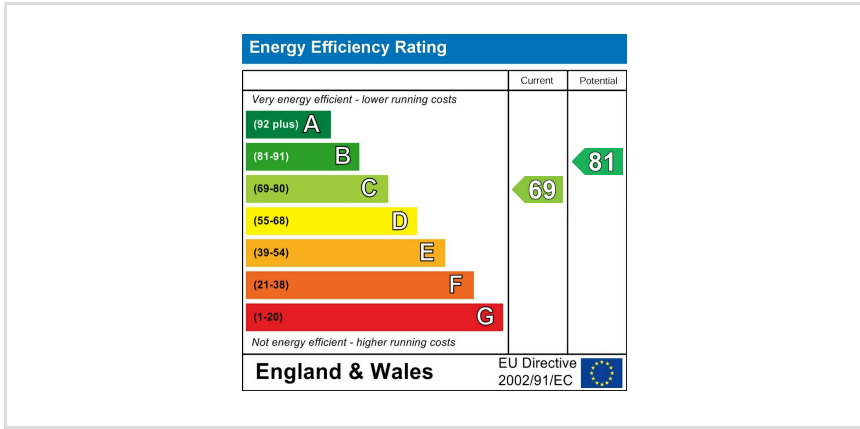
Price £300,000





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 Menergy 12/2024



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS