



57 Muirfield Road

Wellingborough, Northamptonshire NN8 5NY



Simpson & Weekley



Simpson and Weekley Estate Agents are delighted to offer to the market this very well presented four bedroom, detached property located on the popular Muirfield Road on the Gleneagles Estate. The property offers excellent family living accommodation, separate reception rooms, downstairs cloakroom, utility room, gas radiator central heating, double glazing throughout, enclosed rear garden, and converted garage with separate entrance that is being used for a music room currently, but would be perfect for working from home. Located on the ever popular Gleneagles Estate which is close to local amenities and schooling. The property is only 10 minutes away from Wellingborough Train Station, which provides a direct link to London St. Pancras (journey time 55 minutes). Rushden Lakes is only 15 minutes away which has a wealth of shops, restaurants and cinema. The property comprises entrance hall, downstairs cloakroom, lounge, dining room with patio doors leading to the rear, further reception room/music room with alternative entrance, utility room, and kitchen. To the first floor there are four bedrooms and a family bathroom. Externally, an enclosed rear garden with laid to lawn area, and patio area perfect for a family, and entertaining in the summer months. To the front, there is a driveway for two cars. Please call us on 01933 224953 for more information, or to book your viewing today! Council tax band: D. EPC rating: D/66.



4



2



3

Offers In Excess Of £308,000



Property Measurements:

Entrance Hall - 9ft8 x 10ft5

Lounge - 11ft5 x 13ft9

Kitchen - 10ft1 x 9ft8

Dining Room - 9ft3 x 11ft5

Music Room - 12ft9 x 7ft2

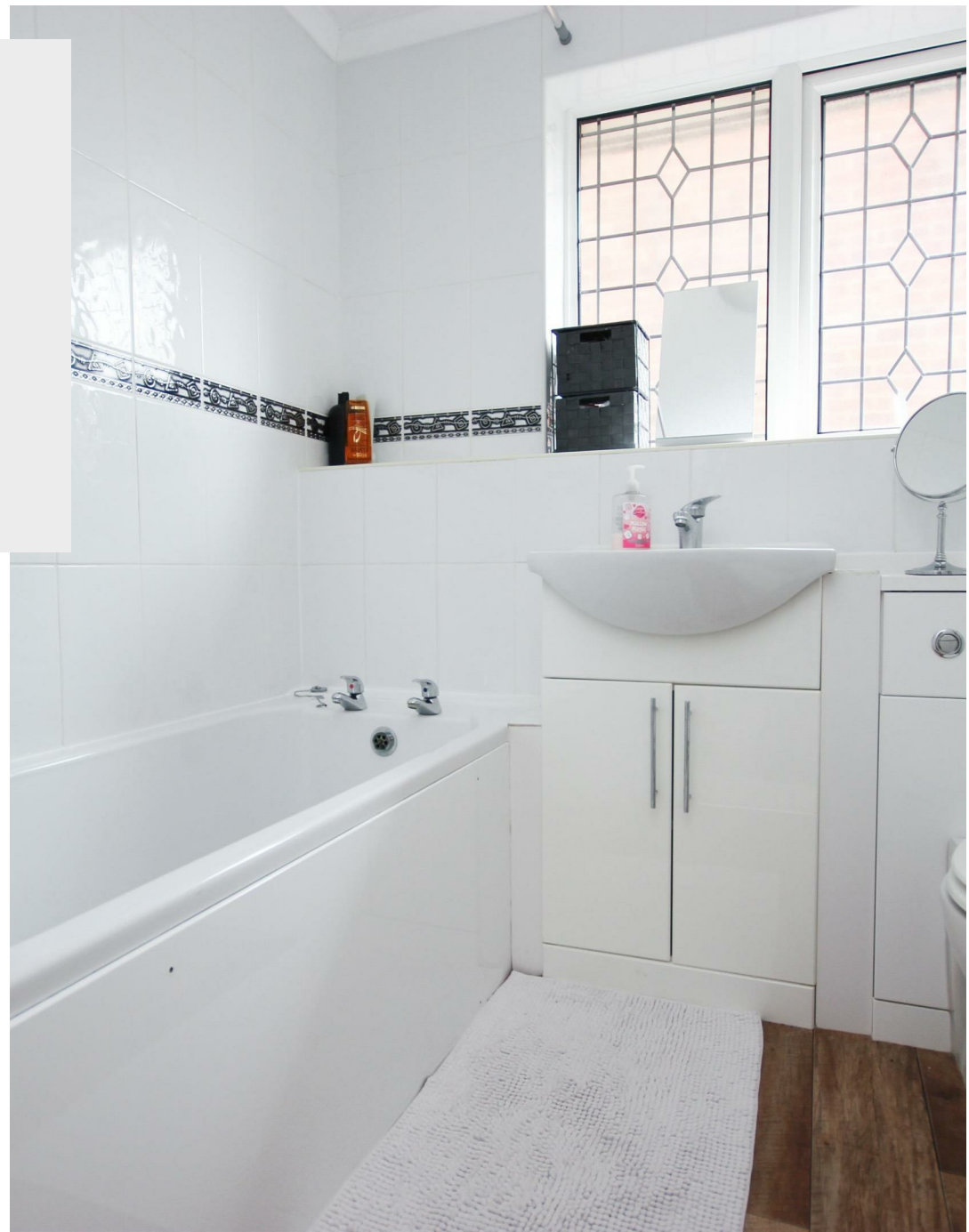
Bedroom One - 10ft7 x 11ft1

Bedroom Two - 12ft5 x 8ft7

Bedroom Three - 7ft3 x 10ft3

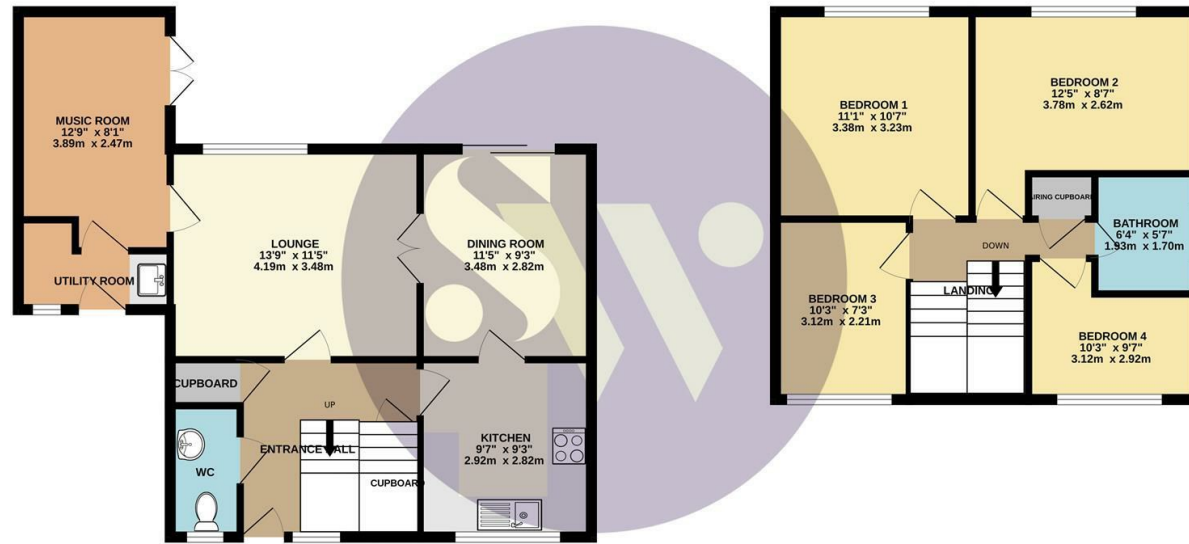
Bedroom Four - 9ft7 x 10ft3

Bathroom - 5ft7 x 6ft4

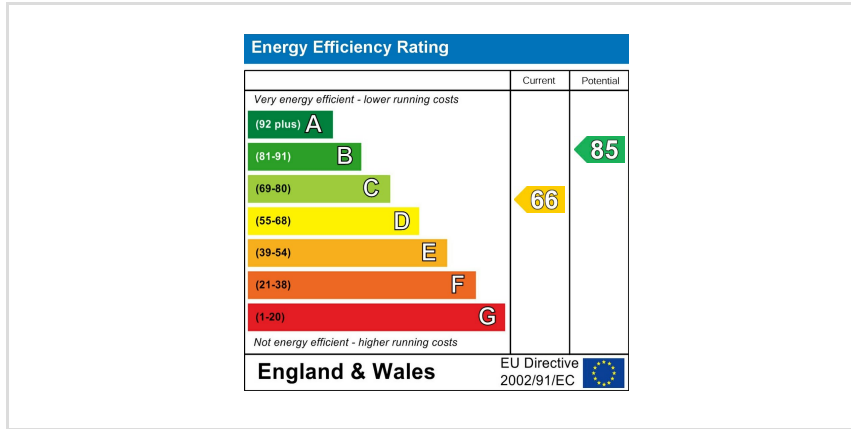


GROUND FLOOR

1ST FLOOR



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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