



166 Bourton Way

Wellingborough, Northamptonshire NN8 2NU



Simpson & Weekley



Simpson and Weekley Estate Agents are pleased to offer to the market this executive, immaculately presented four bedroom, detached property on the popular Wilby Way Estate. Situated in a quiet cul-de-sac in the sought after residential area of Bourton Way. This impressive property enjoys a great position and is set away back from the road. The property boasts a conservatory, four good sized bedrooms, no upward chain, en-suite to the master bedroom, air conditioning, downstairs cloakroom, study, and open plan kitchen/dining area.

The property comprises entrance hall, lounge with bay fronted window, conservatory, open plan kitchen/diner, study and downstairs cloakroom. To the first floor there four bedrooms, en-suite to the master bedroom, and family bathroom. Externally a delightful garden to the rear, with pond and decking areas perfect for entertaining. To the front there is ample room for parking for several cars. This property would make an ideal family home and must be seen to appreciate the space and location on offer! Please call us for more information, or to book your viewing in today! Council tax band: E. EPC Rating: D/64.

 4

 3

 3

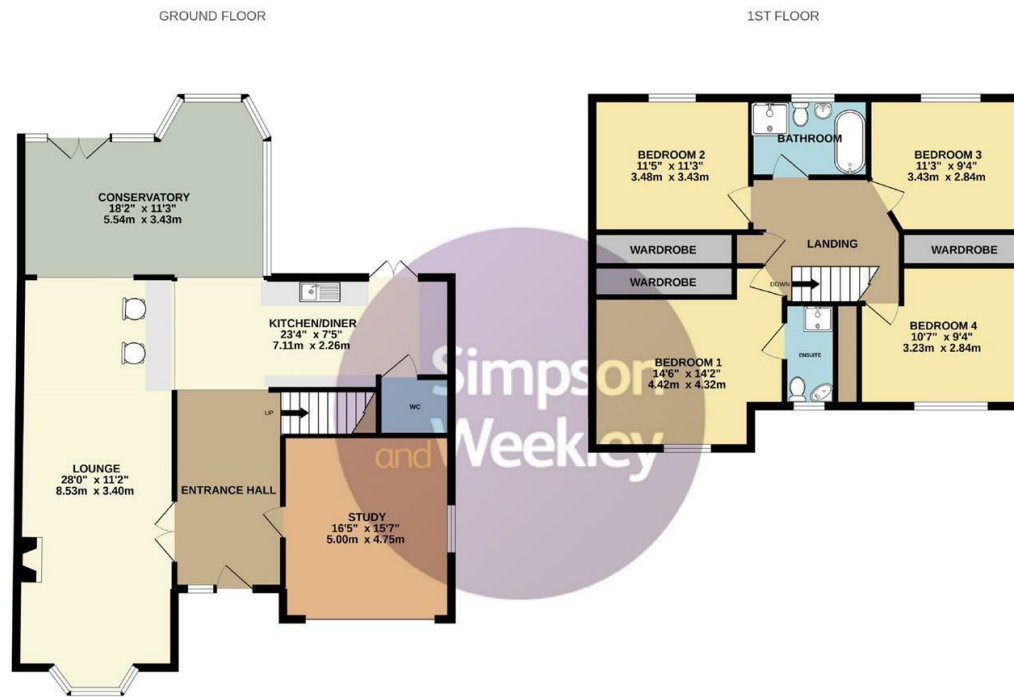
£415,000



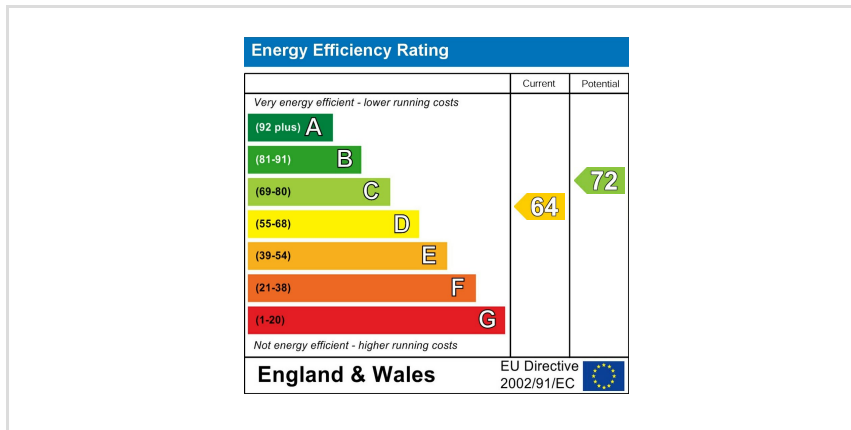
Simpson and Weekley Estate Agents are pleased to offer to the market this executive, immaculately presented four bedroom, detached property on the popular Wilby Way Estate. Situated in a quiet cul-de-sac in the sought after residential area of Bourton Way. This impressive property enjoys a great position and is set away back from the road. The property boasts a conservatory, four good sized bedrooms, no upward chain, en-suite to the master bedroom, air conditioning, downstairs cloakroom, study, and open plan kitchen/dining area.

The property comprises entrance hall, lounge with bay fronted window, conservatory, open plan kitchen/diner, study and downstairs cloakroom. To the first floor there four bedrooms, en-suite to the master bedroom, and family bathroom. Externally a delightful garden to the rear, with pond and decking areas perfect for entertaining. To the front there is ample room for parking for several cars. This property would make an ideal family home and must be seen to appreciate the space and location on offer! Please call us for more information, or to book your viewing in today! Council tax band: E. EPC Rating: D/64.





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.
Made with Metropix ©2022



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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS