



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.

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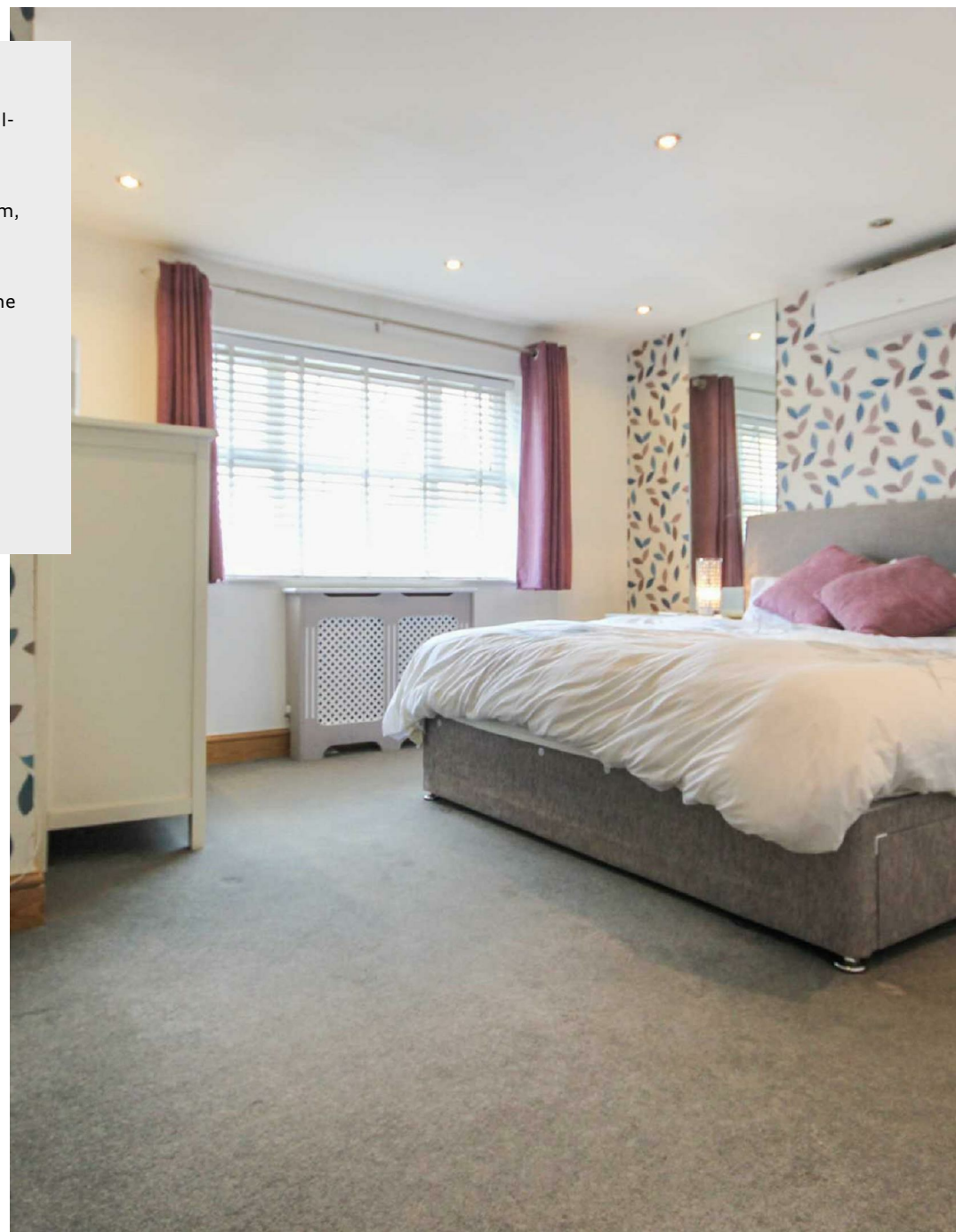
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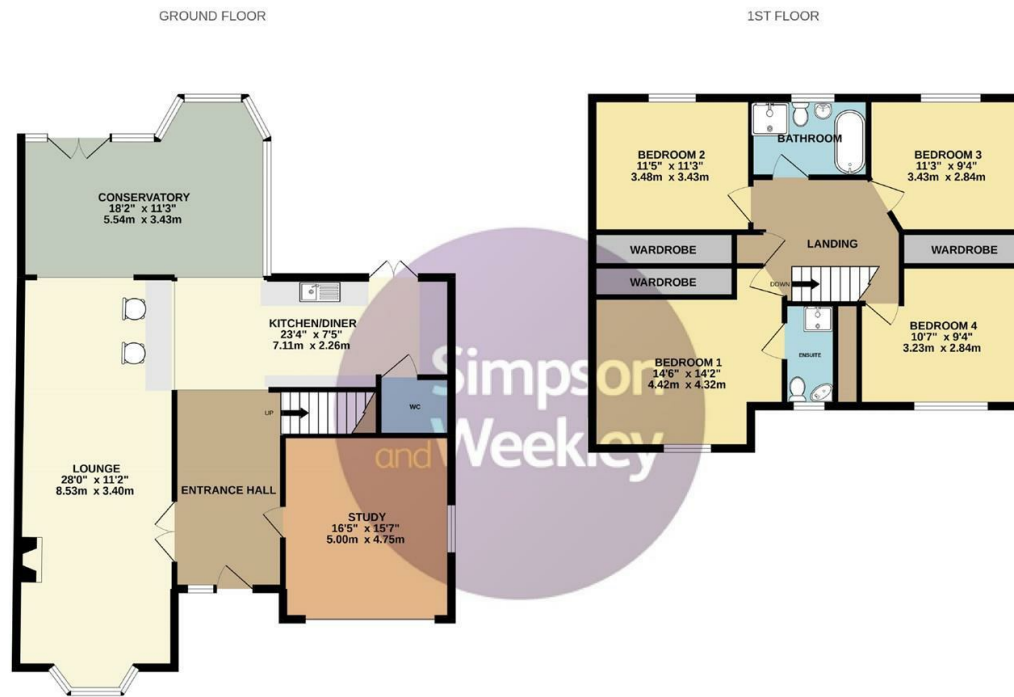
£415,000



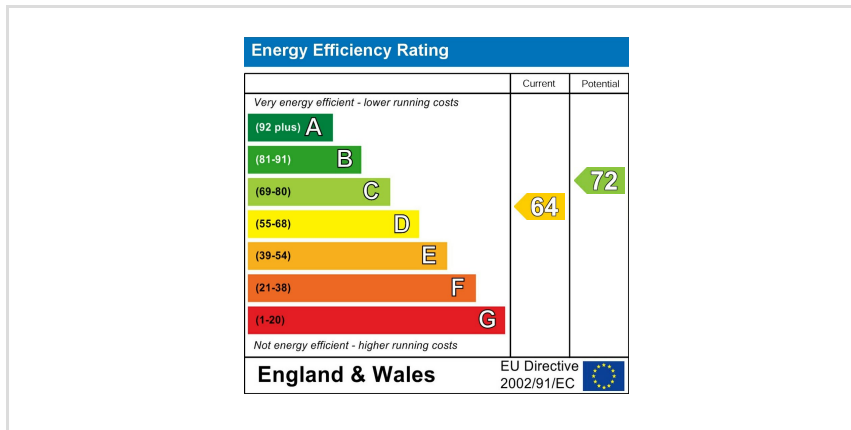
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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01933 224953

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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS