



99 Shelley Road  
Wellingborough, NN8 3DN



**Simpson & Weekley**

Simpson and Weekley are pleased to bring to the market this well presented four bedroom family home. The property comprises of a large hallway with ample storage, Kitchen breakfast area, good sized lounge with LED lighting, bedroom three and four on the ground level then leading to the upstairs is bedroom one and two and a family shower room with under floor heating. Outside there is a good size front and rear garden with parking for several cars. Close to local amenities, schools and road networks to M1 and A14, including Trainline to London St Pancras in 55 Minutes. This property is a stunning family home and a must see to be fully appreciated. Council Tax band A , EPC Ordered.



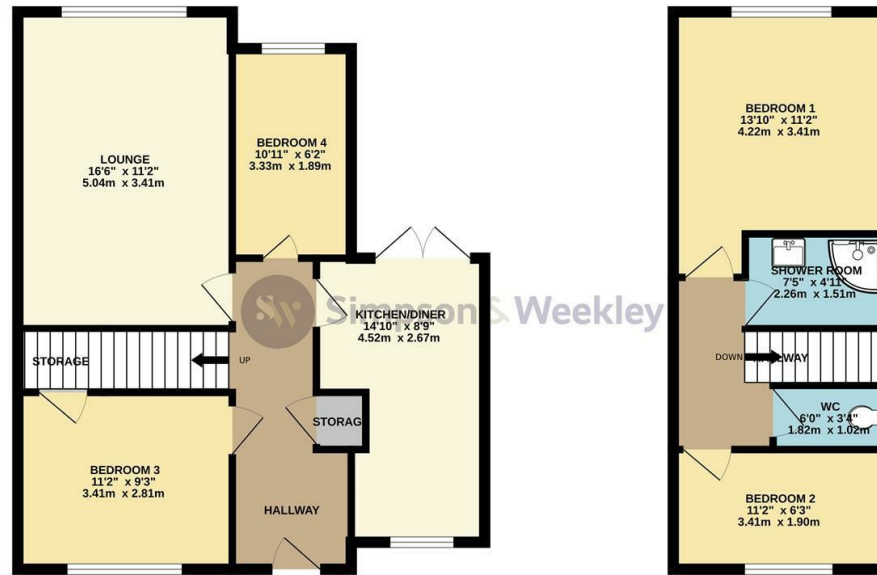
Price £270,000

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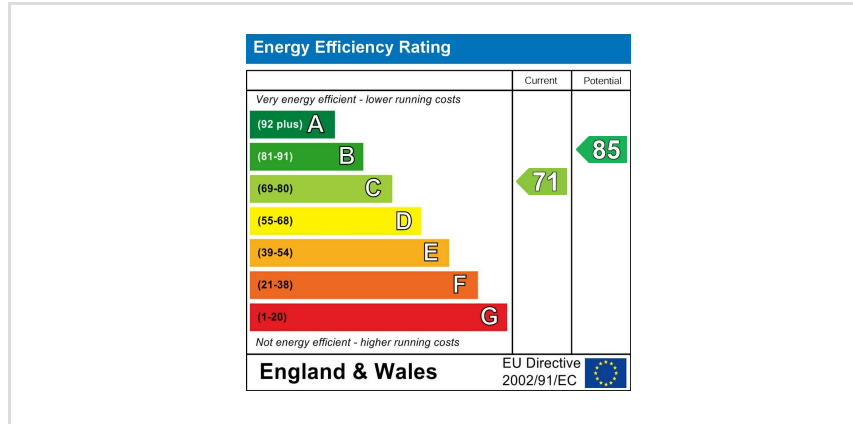
GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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**Simpson  
&Weekley**

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