



5 Denford Way

Wellingborough, Northamptonshire NN8 5UB



**Simpson & Weekley**





Simpson and Weekley Estate Agents are delighted to offer to the market this spacious three bedroom, detached, bungalow with the opportunity to extend. Situated on a corner plot on the popular Gleneagles Estate close to local amenities, and schooling. The property offers a larger than average plot with double garage, off road parking, no onward chain, double glazing throughout, new boiler, and gas radiator central heating. The property comprises entrance hall, lounge/dining room with bow window, fireplace and patio doors to the rear. Kitchen, three bedrooms, and a family bathroom. Externally, a good sized rear garden with patio area for seating, mature plants, and hedging and access to a double garage, and enclosed with walling and fencing. This property is sold as seen and must be viewed to appreciate the space and layout throughout, please call for more information, or to book your viewing today! Council tax band: D. EPC rating: D/66. Approx. 839.59 sq. ft. Planning permission has been granted, please see more information on Wellingborough Council website.

<https://publicaccess.wellingborough.gov.uk/online-applications/applicationDetails.do?>

[keyVal=RIIFONRBOJD00&activeTab=summary](https://publicaccess.wellingborough.gov.uk/online-applications/applicationDetails.do?keyVal=RIIFONRBOJD00&activeTab=summary)

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Asking Price £310,000



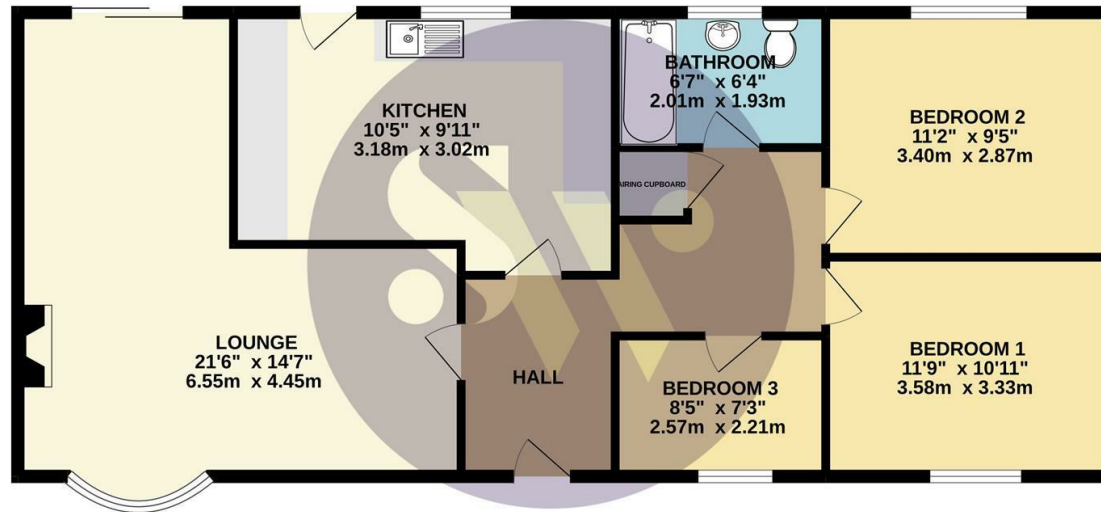




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# GROUND FLOOR



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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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**.



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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