



64 Irthlingborough Road North
Wellingborough, NN8 1TE



Simpson & Weekley



Simpson and Weekley are delighted to offer to the market this stunning well-presented nearly new detached family home built by Messrs Bellway Homes 2022. Situated on the popular Stanton Cross Estate providing perfect access to Wellingborough train station (London St Pancras 50 mins) and offering good size family living accommodation over three stories. Boasting four double bedrooms, separate reception areas with well equipped kitchen area, off road parking to the rear and single garage. Front facing looking over green space and a fully enclosed rear garden providing a pretty and private outlook

This property is really worth taking a look, its location coupled with the generous size on offer makes this a fantastic family home.

EPC B/84 and Council Tax Band E. Approx 1453 sq ft

🛏 4

🚿 4

🚗 2

Price £415,000



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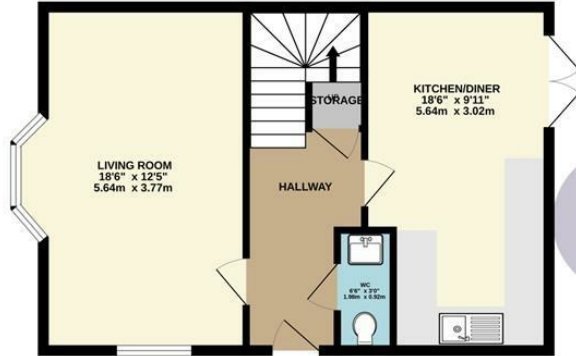
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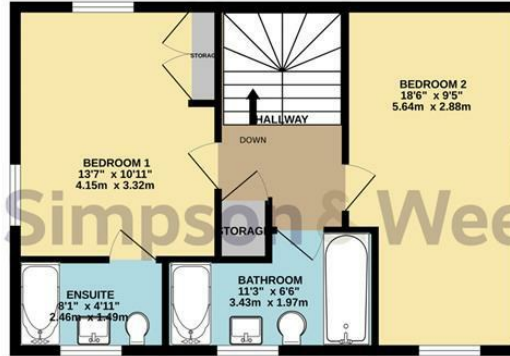
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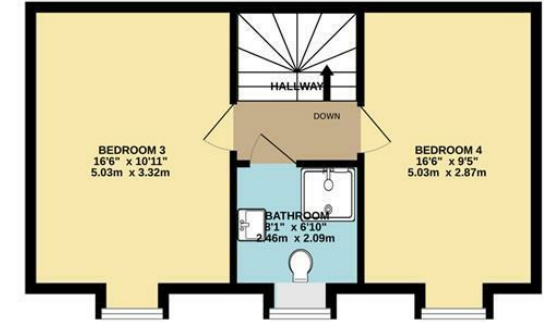
GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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