



14 Henley Close
Wellingborough, NN8 5WR



Simpson & Weekley

"GLENEAGLES ESTATE CUL-DE-SAC WITH NO CHAIN" Welcome to this charming property located in Henley Close, Wellingborough. Situated in a desirable location, this link detached property offers both convenience and comfort. This delightful home boasts three bedrooms.

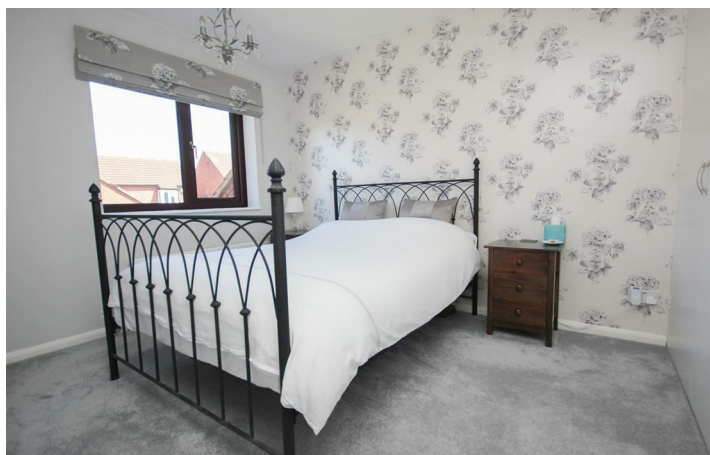
One of the highlights of this lovely home is the kitchen diner which comprises of solid wood units and utility worktops which flows through to the utility room, providing a wonderful space for cooking delicious meals and enjoying them with family and friends. The current owners have had Karndean flooring laid in the kitchen, utility room and the downstairs cloakroom and there is a Worcester Bosch boiler fitted in the utility room. In the lounge you will find hardwood flooring flowing out to the main entrance hall. Downstairs you will also find a good sized family room which leads into the kitchen. The master bedroom comes complete with built in wardrobes, offering ample storage space and a touch of elegance.

The property features a downstairs WC, modern bathroom, a well maintained garden to the rear that includes a shed with mains power supply, and the added bonus of a double driveway.

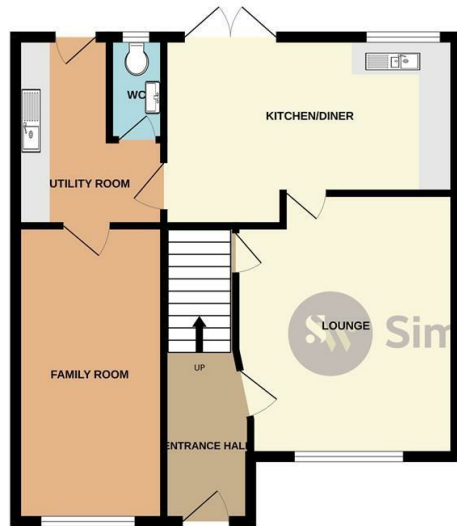
EPC C. Council tax band C.



Offers In Excess Of £315,000



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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.
Made with Metropix 62024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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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