



26 Broad Green  
Wellingborough, NN8 4LN



**Simpson & Weekley**

Nestled on Broad Green in Wellingborough, this Grade 2 listed detached house is a true gem waiting to be discovered. Boasting four bedrooms, a charming dual aspect living room with a feature multi fuel burner, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by a dining room featuring a stunning stone chimney breast and elegant solid oak parquet flooring, creating a warm and inviting atmosphere. The kitchen is complete with integrated appliances and a breakfast area, perfect for enjoying your morning coffee.

Additionally, this property offers a utility room with space for appliances, ensuring that daily chores are a breeze. The cellar will provided extra storage space.

The master double bedroom benefits from a modern en suite shower room. There is a luxurious four piece family bathroom. The fourth bedroom is situated on the second floor along with an attic room that offers endless possibilities for a home office or playroom.

Outside, a private enclosed rear walled garden with a patio and lawn area that offers a tranquil retreat where you can unwind and enjoy the outdoors in peace. With off road parking and an integral single garage.

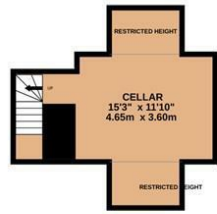
EPC: 37/F, Council tax band: E



Asking Price £450,000



CELLAR  
308 sq. ft. (28.6 sq. m.) approx.



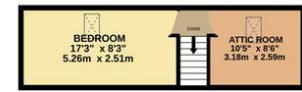
GROUND FLOOR  
1260 sq. ft. (117.0 sq. m.) approx.



1ST FLOOR  
1062 sq. ft. (98.7 sq. m.) approx.



2ND FLOOR  
272 sq. ft. (25.3 sq. m.) approx.



TOTAL FLOOR AREA : 2903 sq.ft. (269.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(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	



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