17 Blaydon Walk
Wellingborough, NN8 5YU

Simpson & Weekley

Welcome to this charming semi detached house on Blaydon Walk, nestled in the sought after Gleneagles estate in Wellingborough. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing. One of the highlights of this lovely home is the conservatory giving natural light and enjoy views of the garden. The refitted kitchen is a functional space to prepare meals so you can enjoy them in the separate dining room. The lounge is perfect for relaxing after a long day. Upstairs there are two spacious double rooms and a third small double bedroom. The bathroom is conveniently located to serve all bedrooms, ensuring practicality and ease of access. To the front there is a low maintenance garden and to the rear of the property there is a garage which provides plenty of storage space for your belongings and parking.
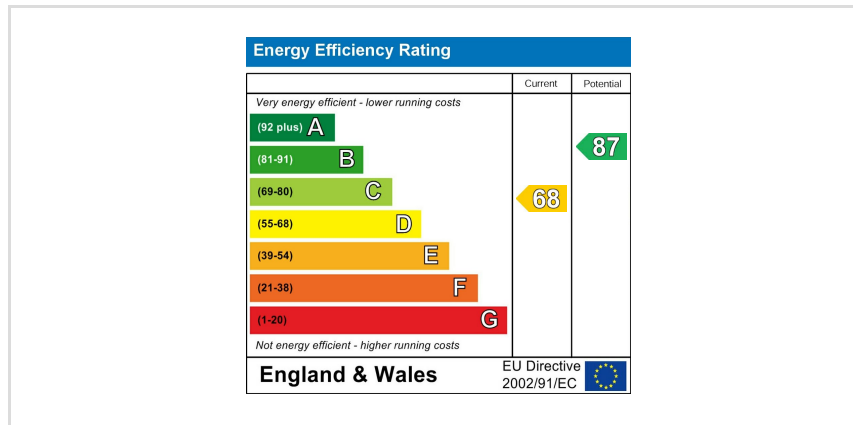
EPC ordered. Council tax band B.

Price £240,000

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GROUND FLOOR

1ST FLOOR

CONSERVATORY
12'0" x 7'10"
3.65m x 2.39m

DINING ROOM
9'6" x 8'0"
2.90m x 2.44m

KITCHEN
10'1" x 7'10"
3.07m x 2.39m

LOUNGE
14'1" x 13'2"
4.30m x 4.01m

UP

PORCH

BATHROOM
7'1" x 5'7"
2.16m x 1.71m

BEDROOM ONE
12'2" x 10'6"
3.71m x 3.19m

DOWN

AIRING CUPBOARD

BEDROOM TWO
11'8" x 10'5"
3.56m x 3.18m

BEDROOM THREE
8'8" x 8'1"
2.65m x 2.46m

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TOTAL FLOOR AREA : 820sq.ft. (76.2 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			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(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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