



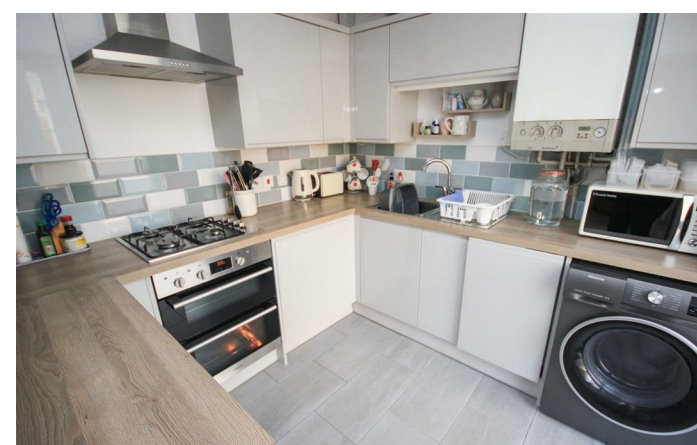
11 Coniston Close
Wellingborough, NN8 3XS



Simpson & Weekley

Situated on the cul-de-sac location of Coniston Close of Wellingborough, conveniently close to amenities for your daily needs, this delightful semi detached bungalow is waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall leading to the master bedroom boasting built in wardrobes, a spacious double bedroom, and a modern bathroom offering both style and comfort. The heart of this lovely home is the inviting lounge that seamlessly flows into the well appointed kitchen featuring integrated appliances and a convenient double oven. What sets this property apart is the impressive 17ft conservatory, a versatile space that can be enjoyed throughout the year, perfect for relaxing or entertaining guests. Outside, the property boasts an enclosed garden complete with a charming summer house, providing a tranquil retreat right in your own backyard. With parking for two vehicles, a driveway, and a detached single garage, parking will never be an issue.

EPC ordered. Council tax band B.

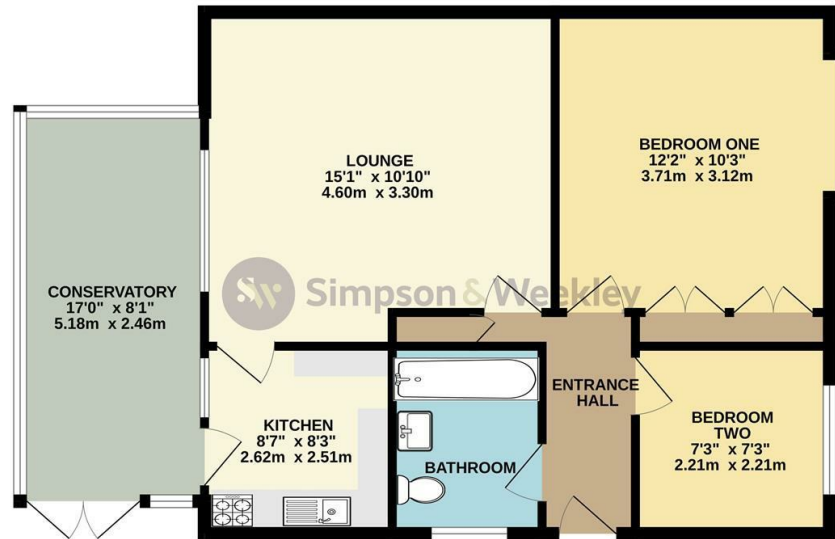


Offers In Excess Of £240,000

2 1 1



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 626sq.ft. (58.2 sq.m.) approx.
Whilst every effort 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-measurement. 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		
(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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