



47 Lamport Way  
Wellingborough, NN8 1LJ



**Simpson & Weekley**



Welcome to this detached house located on Lamport Way in Wellingborough on the Stanton Cross estate. Located close to Wellingborough train station, commuting is made easy for those working in the city or needing to travel for leisure. This delightful property boasts two reception rooms, three bedrooms and two bathrooms. As you step inside, you are greeted by a spacious lounge, ideal for evenings in or hosting gatherings. The large cloakroom/WC adds convenience to your daily routine, while the kitchen/breakfast room provides a lovely space to prepare and enjoy meals together. Venturing upstairs, you will find a family bathroom and the main bedroom complete with an en-suite for added privacy and comfort. Bedroom two offers good views and is generously sized, while bedroom three is a large single. One of the highlights of this property is the south facing rear garden, perfect for enjoying sunny days and al fresco dining. To the side of the property you will find ample parking for two cars.

EPC 83/B. Council tax band D.

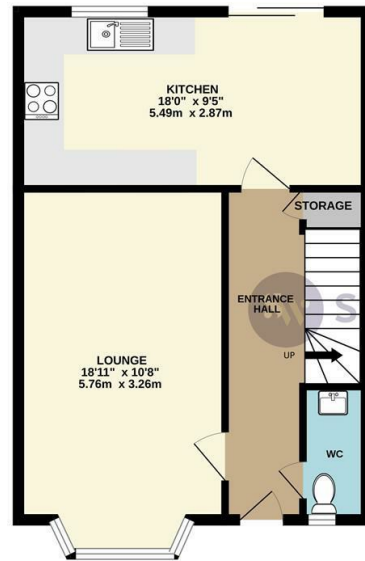


Asking Price £324,950

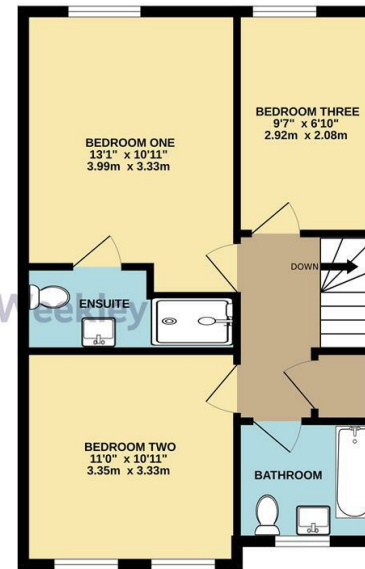
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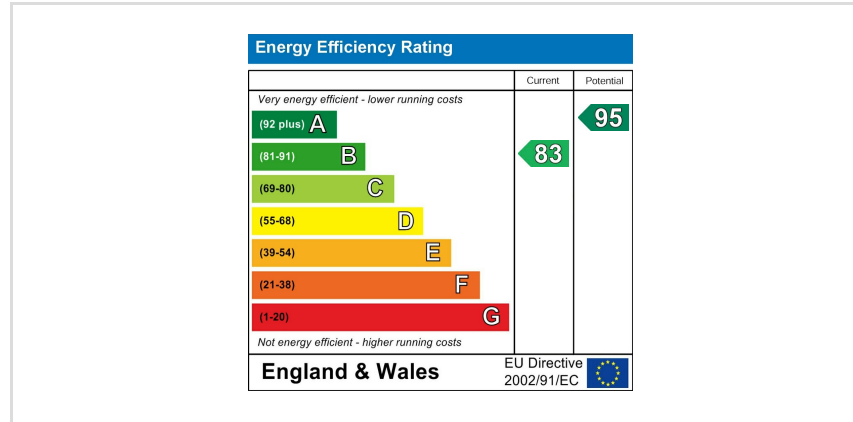
GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS